WARRANTY DEED

Record & Return TO: Wilson Weiss
7100 Executive Center Drive, STE 150
Brentwood, TN 37027

File No:B-2555

Davidson County DEEDWARR
Recvd: 12/19/01 15:39 2pgs
Fees:13.00 Taxes:501.61

20011219-0140301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,570.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2001.

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 12-29-03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tatiana Komarova	GMAC Mortgage Corporation	141-7B-59
(NAME)	(NAME)	
6924 Somerset Farms Circle	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert L. Farnette, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tatiana Komarova, unmarried** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 111 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, according to the plat thereof, recorded in Book 7900, Page 741 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Robert L. Farnette, unmarried, by Warranty Deed of record in Book 9689, page 373, Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, Supplement and Amendment in Book 9383, page 526; Articles of Incorporation of Somerset Farms Homeowner's Association, Inc. of record in Book 7382, page 225 and amended in Book 7820, page 605, Book 8235, page 521 and in Book 8584, page 20; By-Laws of record in Book 8556, page 25; subject to matters on the boundary plat of record in Book 7900, page 327; Easement for running water and sewer lines from said tracts to the sewer pump station of record in Book 7349, page 564; Easement for Drainage as described in Minute Book 85, page 256, Second Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Book 3314, page 23; Lack of direct access to Interstate 40 from the premises in question, such right of access having been condemned in Suite No. 58914 in the Second Circuit Court of Davidson County, Tennessee, by decree entered in Minute Book 85, page 256, said Court, a certified copy of which is of record in Book 3314, page 23; Navigation servitudes and all other statutory and regulatory rights and powers of the United States, the State of Tennessee, the Metropolitan Government of Nashville and Davidson County, Tennessee, and the Public, over the Harpeth River and its shorelands, extending to the ordinary high-water line thereof and which may be exercised without obligation or compensation to the riparian owners; the rights or upper and lower riparian owners to the free and unobstructed flow of the water of Harpeth River, which forms a portion of the easterly boundary of premises, without dimunition or pollutions; and, any and all matters as shown on plat of record in Plat Book 7900, page 741; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 6924 Somerset Farms Circle Nashville TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th Day of December, 2001.

Robert L. Farnette

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Robert L. Farnette, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th Day of December, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/05

