This Instrument Prepared By:
Stokes Bartholomew Evans & Petree, P.A.
424 Church Street, Suite 2800
Nashville, TN 37219

Map 119-5
Parcel 421

Address New Owner/
Send Tax Bills to:

Val V. and Liya M. Dikhtyar
5830 Petersburg Lane
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/27/02 15:50 5pgs
Fees:28.00 Taxes:166.50
20020227-0025230

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CLIFTON M. TAYLOR** and **RUBY S. TAYLOR** (hereinafter collectively referred to as the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **VAL V. DIKHTYAR** and **LIYA M. DIKHTYAR** (hereinafter collectively referred to as the "GRANTEE"), its successors and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 2428 Foster Avenue, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S successors and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused this General Warranty Deed to be executed as of this 27th day of February, 2002.

Clifton M. Taylor, by Darlene T. Marsh A-i-f
CLIFTON M. TAYLOR, by Darlene T. Marsh, as Attorney-in-Fact

Ruby S. Taylor by Darlene T. Marsh, A-i-f
RUBY S. TAYLOR, by Darlene T. Marsh, as Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, DARLENE T. MARSH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as attorney-in-fact in behalf of CLIFTON M. TAYLOR for the purposes therein contained, and who further acknowledged that such person executed the same as the free act and deed of CLIFTON M. TAYLOR.

WITNESS my hand, at office, this 27th day of February, 2002.

Carol M. Mayo
Notary Public

CAROL M. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
7-24-04

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, DARLENE T. MARSH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as attorney-in-fact in behalf of RUBY S. TAYLOR for the purposes therein contained, and who further acknowledged that such person executed the same as the free act and deed of RUBY S. TAYLOR.

WITNESS my hand, at office, this 27th day of February, 2002.

Carole M. Maxson
Notary Public

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
7-24-04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Val Darlene
AFFIANT

Subscribed and sworn to before me
this 27th day of February, 2002.

Carole M. Maxson
Notary Public

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
7-24-04

190616.1

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, BEING Lot No. 2 on the Plan of the Resubdivision of part of Lot No. 186, a Subdivision of Lots Nos. 3 and 4, and parts of Lots Nos. 5 and 6, on the Plan of Cumberland Nurseries, of record in Book 5190, page 502, Register's Office for said County.

Being part of the same property conveyed to conveyed to Clifton M. Taylor, et ux, Ruby S. Taylor, by deed from James Lee, Robert E. Lee, Jr., Rose Caylor and Jane Caylor, of record in Book 5430, page 636, said Register's Office.

EXHIBIT B

Title Exceptions

1. Real property taxes for 2002, a lien, but not yet due and payable.

2. Facts which would be disclosed by a comprehensive survey of the premises described herein.

3. Matters shown on the Plan of record in Book 5190, page 502, Register's Office for Davidson County, Tennessee.