Davidson County DEEDWARR
Recvd: 05/08/02 10:21 2pgs
Fees:13.00 Taxes:599.77
20020508-0056684

THIS INSTRUMENT PREPARED BY:
Afshin Yazdian, Esq.
2834 Azalea Place
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Stan Dibiyayev
412 Barkley Court
Antioch, TN. 37013

SEND TAX BILLS TO:
GMAC Mortgage Corp.
100 Witmer Rd.
P.O.Box 963
Horsham, PA 19044

MAP-PARCEL NOS.
Map 173
Group 04A
Parcel No. 84

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Michael K. Sidney and wife, Gina Lee Sidney**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Stan Dibiyayev, an unmarried person and Diana Mukhsiyan, an unmarried person,** hereinafter called the Grantee, heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 84 on the Plan of OAK HIGHLANDS, a Planned Unit Development, of record in Plat Book 6900, page 435, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete accurate description of said lot.

BEING all of the same property conveyed to Michael K. Sidney by Special Warranty Deed from Federal National Mortgage Association, of record in Book 8762, page 588, further conveyed to Michael K. Sidney and wife, Gina Lee Sidney, by Quit Claim Deed from Michael K. Sidney, of record in Book 11707, page 991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 412 Barkley Court, Antioch, Tennessee 37013.

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, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 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, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30th day of April, 2002.

Michael K. Sidney

Gina Lee Sidney 4/30/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael K. Sidney and wife, Gina Lee Sidney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 30th day of April, 2002.

C.M. Corriveau

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: June 18th, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $162,100.00

Affiant

Subscribed and sworn to before me this
30th day of April, 2002.

C.M. Corriveau

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My commission expires: June 18th, 2005