PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (SK) Title No: 43815

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/11/02 13:39 2pgs
Fees:13.00 Taxes:395.90
20020911-0110815

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nozhdar Dosky Bakhtyar Dosky 294 Townes Drive Nashville, Tennessee 37211	Union Planters Bank, NA PO Box 1718 Memphis, TN 38101-1718

TAX MAP-PARCEL NUMBERS: 162-5-78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$107,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Add Charousapha and wife, Senqchamh Charousapha***, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nozhdar Dosky and Bakhtyar Dosky** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

*being one and the same person as Sandy Charousapha

LAND in Davidson County, Tennessee, being Lot No. 167 on the Plan of Hickory Valley Subdivision of record in Book 4175, page 75, Register's Office for said County.

SAID Lot No. 167 fronts 80.00 feet on the northerly margin of Townes Drive and extends back 101.95 feet on the easterly line and 139.09 feet on the westerly line to a broken line in the rear, measuring 115.85 feet thereon.

BEING the same property conveyed to Add Charousapha and wife, Senqchamh Charousapha by deed from Alan K. Miller and wife, Sheryl A. Miller of record in Book 6925, page 83, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175 Page 75, said Register's Office, which Plan shows a 30 foot minimum building setback line from Townes Drive and a 10 foot easement for public utility purposes along the broken rear line; Restrictions of record in Book 4353, page 54, said Register's Office.

This is improved property, known as: 294 Townes Drive, Nashville,, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of September, 2002 .

Add Charousapha

Senqchamh Charousapha

State of TENNESSEE

County of WILLIAMSON

On this 6th day of September, 2002 , before me the undersigned authority, personally appeared **Add Charousapha and Sandy Senqchamh Charousapha** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $107,000.00

Affiant

Sworn and subscribed before me this 6th day of September, 2002.

My Commission Expires: 5-28-03

Notary Public

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.