PICK-UP

Davidson County DEEDWARR
Recvd: 12/17/02 12:10 2pgs
Fees:13.00 Taxes:981.98
20021217-0155349

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS, PLC (DWS)
AmSouth Center
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Murat Kaboulov and Marina Kaboulova 517 Stonegate Place Brentwood, TN 37027	Same	160-6-A-4 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, H. RODES HART ("Grantor") has bargained and sold, and by these presents transfer and convey unto MURAT KABOULOV, and wife, MARINA KABOULOVA (individually and collectively, "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Stonegate Subdivision of record in Book 9700, pages 807 and 808, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to H. Rodes Hart by Warranty Deed from The House Company, LLC of record in Instrument No. 20020221-0022795, Register's Office for Davidson County, Tennessee.
>
> Property description derived from the previous deed of record. This improved property is known as 517 Stonegate Place, Brentwood, TN 37027.

Said property is conveyed subject to the following:

1) Davidson County taxes for the year 2002 are a lien against said property, but are not yet due and payable;

2) All matters appearing on the Plan of Stonegate Subdivision, a Residential Planned Unit Development, of record in Book 9700, pages 807 and 808, Register's Office for Davidson County, Tennessee; and

3) Restrictions contained in instrument of record in Book 11262, page 729, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hand this 21 day of November, 2002.

H. Rodes Hart

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, H. Rodes Hart, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of November, 2002.

Notary Public

My Commission Expires: 5-28-06

STATE OF TN)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $265,400.00.

Affiant

Sworn to and subscribed before me this 21 day of November, 2002.

Notary Public

My Commission Expires: 11-27-04

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