Realty Title 48-A
03

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 03/11/03 09:49 2pgs
Fees:13.00 Taxes:897.25
20030311-0031672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $242,500.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2003.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Arkady Shraybman 8188 Londonberry Road Nashville TN 37221	Countrywide Home Loans, Inc. 718 Thompson Lane, Suite 104 Nashville, TN 37204	141-15-0-D 142.OOCO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randi Ellen Lesnick and husband, Allen Lesnick, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Arkady Shraybman and wife, Ema Shraybman, hereinafter called the Grantees, their successors 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 Lot No. 142 on the Plan of Phase III-C, "Sheffield" on the Harpeth, of record in Book 7900, Page 591, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randi Ellen Lesnick and Shola Lewis Ficks, both married, by deed from Phillips Builders, Inc. of record in Book 9362, Page 220, Register's Office for Davidson County, Tennessee. Subject property being further conveyed to Rand Ellen Lesnick and husband, Allen Lesnick by quitclaim deed from Shola Lewis Ficks and husband, Filmore L. Ficks, of record in Book 10894, Page 879, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8188 Londonberry Road, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 28th day of February, 2003.

Randi Ellen Lesnick

Allen Lesnick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randi Ellen Lesnick and Allen Lesnick, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 28th day of February, 2003.

Notary Public

My Commission expires 03/14/05