Name and Address of New Owner:

Christina A. Bogdanova
313 Old Hickory Blvd.
Nashville TN 37115

Send Tax Bills To:

Prepared by:

David W. McMackin
213A Ward Circle, S-104
Brentwood, Tn 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is ~~$100,000.00~~ 102,700 CBVLA

Christina A. Bogdanova
Affiant

Subscribed and sworn to before me on ~~March~~ 20th, 2003.

Notary Public

My Commission Expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JULY 30, 2005

Map & Parcel No.
42-16-25

Davidson County DEEDWARR
Recvd: 03/21/03 11:38 3pgs
Fees:18.00 Taxes:379.99
20030321-0037701

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Virginia Mae Latimer Parish and husband, Hobart D. Parish (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Christina A. Bogdanova, an unmarried person (herein called "Grantee"), the real property situated in Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 and the westerly 5 feet of Lot No. 3 on the Map of Finnland Heights, Part 1, of record in Bk. 1130, p. 10, Register's Office for said County, and on the Plan of Finnland Heights, Part II, of record in Bk. 1424, page 7, said Register's Office, and described according to a copy of survey made by T. R. Sanford, Surveyor, dated June 14, 1962, as follows:

Beginning at a point in the southerly margin of Hall's Lane, 5 feet east of the corner of Lots # 3 & 4; thence southerly, parallel to the line between said lots, 215 feet to a point; thence westerly 70 feet to the easterly margin of a 50 foot unnamed street; thence with the margin of the same, northerly 195.4 feet to a point at the beginning of a curve; thence around said curve, northeasterly 31.4 feet to a monument set in the south margin of Hall's Lane; thence with the margin of the same, easterly 50.4 feet to the point of beginning.

Being the same property conveyed to Virginia Mae Latimer, by Warranty Deed, from Charles Rex Latimer, dated April 16, 1979, of record in Book 5553, page 578, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCIRPTION BUT EXCLUDED FROM THE CONVEYANCE HEREIN IS THE FOLLOWING DESCRIBED PROPERTY:

Being a part of Lot 4 and the westerly 5 feet of Lot 3 on Finnland Heights Part 1, of record in Book 1130, page 10, Register's Office for Davidson County and more particularly described as follows:

Beginning at a point in the south margin of Old Hickory Boulevard said point being eastwardly 20 feet from the east margin of Gibson Drive extended thence along the said south margin, south 88 degrees 52 minutes east 45.6 feet to a point; thence south 3 degrees 03 minutes west 26.1 feet to a point; thence north 87 degrees 48 minutes west 40.2 feet to a point; thence along a curve left having a radius of 25 feet for 39.0 feet to a point in the said east margin thence along the said east margin north 2 degrees 55 minutes east 30.2 feet to a point; thence along a curve right having a radius of 20 feet for 30.8 feet to the point of beginning and containing 1707 square feet and being part of the property conveyed by Raymond D. Trammel and wife, to Charles Rex Latimer and wife, Virginia Mae Latimer of record in Book 3401, page 605, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by final consent judgment of record in Book 5109, page 300, Register's Office for Davidson County, Tennessee.

Virginia Mae Latimer and Virginia Mae Latimer Parish are one and the same person.

The above legal description is identical to the previous description of record.

This is improved property located at 313 Old Hickory Blvd. Nashville TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on March 20th, 2003.

Virginia D. Latimer Parish
Virginia Mae Latimer Parish

Hobart D. Parish
Hobart D. Parish

STATE OF TENNESSEE
COUNTY OF Davidson

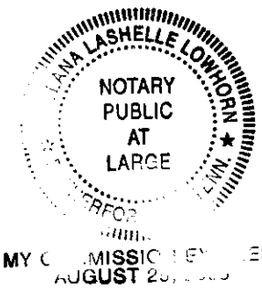
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Mae Latimer Parish and husband, Hobart D. Parish, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this

WITNESS my hand and official seal at Brentwood, Tennessee, this 20th day of March, 2003.

Notary Public

My commission expires: 8/26/05



MY COMMISSION EXPIRES:
AUGUST 2[illegible]