This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$175,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Deena Krishna

Affiant

Subscribed and sworn to before me this the **13th day of June, 2003**

Notary Public

NOTARY PUBLIC
Commission Expiration:

SHANNON C. SYLVESTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 1, 20

Davidson County DEEDWARR
Recvd: 07/08/03 16:56 2pgs
Fees:13.00 Taxes:647.50
20030708-0094127

WARRANTY DEED

RETURN ORIGINAL TO:	PLEASE SEND TAX BILL TO:	ADDRESS OF NEW OWNER:
CONSUMER TRUST TITLE & ESCROW, LLC 29 WARD CIRCLE, #3 BRENTWOOD, TN 37027	BANK OF AMERICA P.O. BOX 1675 CORAPOLIS, PA 15108	2513 DEVON VALLEY DRIVE NASHVILLE, TN 37221
		PROPERTY ADDRESS: 2513 DEVON VALLEY DRIVE NASHVILLE, TN 37211

MAP PARCEL NUMBER
142-16-D-10CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, DEENA KRISHNA (FORMERLY KNOWN AS DEENA ISA)* ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto SERGEI N. TIKHONENKOV, AN UNMARRIED MAN ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:**

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Devon Valley Phase I, of record in Book 7900, page 458, said Register's Office.

SAID Lot No. 39 fronts 53.00 feet on the northwesterly margin of Devon Valley Drive and extends back between parallel lines 100 feet to a dead line in the rear.

This being the same property conveyed to DEENA ISA (now known as Deena Krishna) by deed of CHRISTOPHER A. LAMPS AND LAURA WEBB LAMPS, JOINT TENANTS, dated MAY 26, 1998, and recorded MAY 27, 1998 in Book 10946, Page 945, Register's Office for DAVIDSON County, Tennessee.

MAHESH KRISHNA, HUSBAND OF DEENA KRISHNA JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST HE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HIS MARRIAGE TO DEENA KRISHNA.

2513 DEVON VALLEY DRIVE, NASHVILLE, TN 37221

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 13th day of June, 2003.

DEENA KRISHNA (FORMERLY KNOWN AS DEENA ISA) (GRANTOR)

MAHESH KRISHNA (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEENA KRISHNA AND MAHESH KRISHNA** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the **13th day of June, 2003**

Notary Public

My Commission Expires:_____

