Davidson County DEEDQC
Recvd: 08/12/03 10:37 2pgs
Fees:12.00 Taxes:0.00

20030812-0115132

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant:

Subscribed and sworn to before me this 25 day of June, 2003.

Notary Public M. Eugene Haffner My commission expires

M. EUGENE HAFFNER
Notary Public, State at Large
Davidson County, State of Tennessee
My Commission Expires November 25, 2006

Prepared by, and return to:
Shaun O. Stallings
Archer Land Title
750 Old Hickory Blvd, Suite 286
Brentwood, TN 37027
2003060457

Send Tax Statements to NEW OWNER:
Ivan Nikitin and wife, Zhanna Nikitina, and son, Dimitry Shamootin
313 Foxglove Dr.
Nashville, TN 37211
Map/Parcel: 133 – 15 – 0 – 149.00

QUITCLAIM DEED

WITNESSETH, for valuable consideration, the receipt of which is hereby acknowledged, I, **Zhanna Nikitina,** Grantor(s), release and quitclaim all my right, title and interest to **Ivan Nikitin and wife, Zhanna Nikitina, and son, Dimitry Shamootin**, Grantee(s), the following described real estate in Davidson County, in the State of Tennessee:

SEE ATTACHED EXHIBIT A

PROPERTY ADDRESS: (for informational purposes)
313 Foxglove Dr.
Nashville, TN 37211

The information on this instrument was supplied by one or more of the parties to this conveyance. The preparer assumes no liability for any errors, inaccuracies or omissions, in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by Grantor's execution and Grantee's acceptance of this instrument.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this deed this 25 day of June, 2003.

SIGNATURE: Zhanna Nikitina

Zhanna Nikitina

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn to before me, a Notary Public, by **Zhanna Nikitina.**

Witness my hand and Notarial Seal this 25 day of June, 2003.

M. Eugene Haffner

Notary Public
My Commission Expires:

M. EUGENE HAFFNER
Notary Public, State at Large
Davidson County, State of Tennessee
My Commission Expires November 25, 2006

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF NEAL SUBDIVISION, REVISED, OF RECORD IN BOOK 8250, PAGE 311, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: DRIVEWAY EASEMENT RECORDED IN RECORD BOOK 11340, PAGE 491; ALL MATTERS APPEARING ON THE PLAN OF RECORD IN BOOK 8250, PAGE 311, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ZHANNA NIKITINA FROM DIMITRY SHAMOOTIN BY QUIT CLAIM DEED, DATED AUGUST 15TH, 2001 AND RECORDED AUGUST 30TH, 2001 AS/IN INSTRUMENT # 20010830-0094026, PREVIOUSLY BEING THE SAME PROPERTY CONVEYED TO DIMITRY SHAMOOTIN, AN UNMARRIED MAN FROM MARK O. NEAL AND WIFE, LISA J. NEAL BY WARRANTY DEED DATED MARCH 4TH, 1999 AND RECORDED MARCH 9TH, 1999 AS/IN BOOK 11376, PAGE 695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: (for informational purposes)
313 FOXGLOVE DRIVE
NASHVILLE, TENNESSEE 37211