PREPARED BY (AND RETURN TO):

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W & I Ref: GJ Title No: 44952

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/03/03 08:15 3pgs
Fees:18.00 Taxes:590.15
20030903-0127226

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Barren Fork Family Partnership LLC<br>5525 Big East Fork<br>Franklin, TN 37064 | Same |

**TAX MAP-PARCEL NUMBERS:** 142-02-215

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$159,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Alexander J. Zhislin and Sophia S. Zhislin and Grigoriy Keselman and Bela Keselman, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barren Fork Family Partnership LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 238 on the Plan of Cross Timbers, Section V of record in Book 4715, page 115, Register's Office for said County.

Said Lot No. 238 fronts 107.07 feet on the broken westerly margin of Cross Timbers Drive and extends back 190.72 feet on the northerly line and 197.8 feet on the southerly line to a dead line in the rear, measuring 83.2 feet thereon.

Being the same property conveyed to Grigoriy Keselman and wife, Bela Keselman and Alexander Zhislin and Sophia Zhislin, as tenants in common, of record in Book 10731, page 267, said Register's Office. By Quitclaim Deed of record in Book 10993, page 942, said Register's office. Alexander J. Zhislin and wife, Sophia S. Zhislin created a tenancy in common to Alexander J. Zhislin and Sophia S. Zhislin.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4715, Page 115, said Register's Office, which Plan shows a 40 foot minimum building setback line from Cross Timbers Drive and a 10 foot easement for public utility and drainage purposes along the northerly and westerly line(s) and a 10 foot sewer easement located on the southwesterly portion of said lot.

This instrument is executed on behalf of Sophia S. Zhislin by Alexander J. Zhislin as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

**This is improved property, known as: 233 Cross Timbers Drive, Nashville, Tennessee 37215**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 15th day of August, 2003 .

**Alexander J. Zhislin**

Sophia S. Zhislin By:Alexander J. Zhislin, Atty-in-Fact

**Grigoriy Keselman**

**Bela Keselman**

**State of** TENNESSEE
**County of** DAVIDSON

On this 15th day of August, 2003, before me the undersigned authority, personally appeared **Alexander J. Zhislin, Grigoriy Keselman and Bela Keselman** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

**State of** TENNESSEE
**County of** DAVIDSON

My Commission Expires MAY 30, 2004

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $159,500.00

Affiant

Sworn and subscribed before me this 15th day of August, 2003

Notary Public

My Commission Expires: _____

RACHEL DALLAS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE MY COMM. EXP. MARCH 19, 2006

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 , **Alexander J. Zhislin** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sophia S. Zhislin** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2003

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

## EXHIBIT "A"
**To**
**Warranty Deed**

**FROM:** Alexander J. Zhislin and Sophia S. Zhislin and Grigoriy Keselman and Bela Keselman

**TO: Barren Fork Family Partnership LLC**

State of Tennessee
County of Davidson

# AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

**Alexander J. Zhislin, Affiant**

Sworn to and subscribed before me this
15th day of August, 2003

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004