03

Realty Title
48-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $121,000.00

Affiant

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

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 09/04/03 17:35 2pgs
Fees:13.00 Taxes:469.90
20030904-0129141

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Theodore Morgan, II<br>6947 Highland Park Drive<br>Nashville TN 37205 | Countrywide Home Loans, Inc.<br>718 Thompson Lane, Suite 104<br>Nashville, TN 37204 | 143-03-A-009.00 |

## 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, Arkady Shraybman, married hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Theo Morgan and* , 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: *Theodore Morgan

Land in Davidson County, Tennessee, being Unit No. E-2 on the plan of Phase Two, Harpeth Glen Condominium Apartment, of record in Book 4460, page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arkady Shraybman, a singe person, by deed from Ruth C. Walkup and Bobbie La Follette, both single persons, of record in Book 9298, Page 587, Register's Office for Davidson County, Tennessee.

Ema Donovna Shraybman, wife of Arkady Shraybman, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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 6947 Highland Park Drive, Nashville, TN 37205

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 25th day of August, 2003.

Arkady Shraybman

Ema Donovna Shraybman

Ema Donovna Shraybman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Arkady Shraybman and , Ema Donovna Shraybman 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 25th day of August, 2003.

Notary Public

My Commission expires 03/14/05