Davidson County DEEDWARR
Recvd: 09/11/03 10:22 2pgs
Fees:13.00 Taxes:405.15
20030911-0133251

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

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Brentwood, TN 37027

ADDRESS NEW OWNER:
Keisha Danielle Rucker
2805 Steamboat Dr.
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Washington Mutual Bank, FA
445 Hutchinson, Suite 700
Columbus, OH 43235

MAP	**62**
GROUP	**02-A**
PARCEL	**166**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Vladimir N. Timoshenko and wife, Lilia Felix Timoshenko** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Keisha Danielle Rucker, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 166 on the Plat of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, page 741, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Vladimir N. Timoshenko and wife, Lilia Felix Timoshenko by deed from Mark Greenwood of record in Instrument no. 20000125000811O, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 2805 Steamboat Dr., Nashville, Tennessee 37214.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized 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; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 2nd day of September, 2003.

Vladimir N. Timoshenko

Vladimir N. Timoshenko

Lilia Felix Timoshenko

Lilia Felix Timoshenko

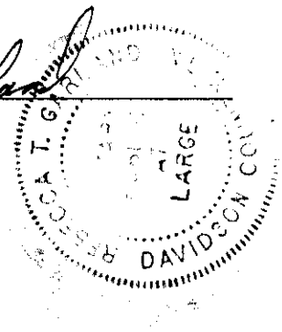
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Vladimir N. Timoshenko and wife, Lilia Felix Timoshenko**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of September, 2003.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC



My Commission Expires: 5/29/05

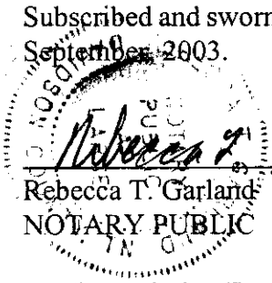
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $109,500.00.

Kadia Danielle Yoder

AFFIANT

Subscribed and sworn to before me on this 2nd day of September, 2003.



Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/05