AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/05/03 15:22 2pgs
Fees:13.00 Taxes:291.19

20031205-0175352

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42631

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2003

Notary Public

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. SHANNON PHILBIN
My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Mathew~~ Valiquette	~~Alla~~ Suntrust Mortgage	142-6-B-259
810 Bellevue Road, Unit #259	P.O. Box 79041	
Nashville, TN, 37221	Baltimore, MD 21279-0041	

Matthew M V

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Alla Sverdlova, A Single Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew M V

~~Mathew~~ Valiquette, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 259, of Building 45, on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Plat Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of "Peppertree", Creekside Meadows Condominiums, as said areas are set forth and defined in Master Deed and by-Laws of record in Book 4834, pages 257 and 297; Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6237, page 644; Book 6535, pages 723 and 724; Book 6874, page 354; and Book 7610, page 973; and Charter of record in Book 4836, page 610; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Alla Sverdlova, A Single Person, by deed from James R. Williams and wife, Audrey B. Williams, of record in Book 9834, page 406, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 810 Bellevue Road, Unit #259, Nashville, TN 37221

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 and assigns forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our____ hand(s)_____this 25th day of November, 2003

Alla Sverdlova

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Alla Sverdlova, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of November, 2003

Notary Public

My Commission Expires: 7/28/2005

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.