Davidson County DEEDWARR
Recvd: 12/10/03 10:35 2pgs
Fees:13.00 Taxes:814.00

20031210-0177054

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of December, 2003.

CAROL T. BAKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

Notary Public

My Commission Expires: 1/26/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christo D. Venkov and Iordanka V. Kourteva
1544 Eller Drive
Nashville, Tennessee

SEND TAX BILLS TO:
Chase Manhattan Mortgage
5409 Maryland Way
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
142-13-0-A-008.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. Jeff Reynolds and Sheri Arner Reynolds, as joints tenants in common** hereinafter referred to as Grantors, hereby transfers and conveys to **Christo D. Venkov and wife, Iordanka V. Kourteva** hereinafter referred to as Grantees, their 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. 8 on the plat of Riverside, Phase I, a Planned Unit Development, as shown on the plan of Riverside as of record in Book 6900, pages 490-492, as amended in Book 6900, page 784, both in the Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description.

Being the same property conveyed to W. Jeff Reynolds and wife, Sheri Arner Reynolds by Warranty Deed from Rochford Realty & Construction of record in Book 8304, page 876, Register's Office for Davidson County, Tennessee, dated February 28, 1997.

The property was further conveyed to W. Jeff Reynolds and Sheri Arner Reynolds by Quitclaim Deed for the express purpose of creating a Joint Tenancy with Rights of Survivorship in accordance with the Final Divorce Decree of record in Instrument No. 20030312-0032891, Register's Office for Davidson County, Tennessee, dated March 12, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Pages 490-492, as amended in Book 6900, page 784, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7185, Page 619, amended in Book 11063, page 996, Book 7405, page 780, Book 7574, page 645, Book 7803, page 642, Book 10482, page 708, Book 6970, page 275-281, Book 6970, page 278, and Book 6972, page 45, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.

Agreement of record in Book 7400, page 645, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable.

This is improved property known as 1544 Eller Drive, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 8th day of December, 2003.

W. Jeff Reynolds by Sheri A. Reynolds 11th in fact

W. Jeff Reynolds

Sheri Arner Reynolds

Sheri Arner Reynolds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheri Arner Reynolds, as joints tenants in common, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of December, 2003.

Notary Public

My Commission Expires: 11/2/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheri Arner Reynolds, with whom I am personally acquainted and who proved herself to be the attorney in fact of W. Jeff Reynolds, and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of December, 2003.

Notary Public

My Commission Expires: 11/2/05

09722-BP