jtc file no. 16763-3 Dav. Co. File Box 14-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22136-12-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $.77,000.00 Affiant Subscribed and sworn to before me this 18th day of December, 2003. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Oleg Torban Serafima Torban 104 Northcrest Court Nashville, TN 37211	**Send Tax Bills To:** ~~New Owners~~ SouthTrust Mortgage Corporation 210 Wildwood Parkway, Suite 100 Birmingham, AL 35209	**Tax Information:** Map No.147.11 Parcel No. 104.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne Lain**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oleg Torban and Serafima Torban, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 104 Northcrest Court, Nashville, TN, 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of December, 2003.

Anne Lain

Davidson County DEEDWARR
Recvd: 12/22/03 08:35 2pgs
Fees:13.00 Taxes:284.90
20031222-0181493

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anne Lain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No. 104 on the Plan of Revised Northcrest East, as of record in Plat Book 6250, page 847, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Anne Lain, unmarried by deed dated 11/21/86 from James E. Adams of record in Book 7050, page 873, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 County Taxes, which have been paid by the Grantor and prorated by the parties;
2) County taxes for the year 2004, a lien, but not yet due and payable. Map and Parcel No. 147.11-104.00
3) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
4) Restrictive covenants of record in Book 6805, page 669, for Northcrest East, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
5) By-Laws of Northcrest East, of record in Book 6833, page 8, Register's Office for Davidson County, Tennessee.
6) Charter of Incorporation of Northcrest East Association, Inc. of record in Book 6833, page 1, Register's Office for Davidson County, Tennessee.
7) Deed of Conveyance in Book 6846, page 591, Register's Office for Davidson County, Tennessee.
8) All matters appearing on the Plan of record in Plat Book 6250, page 847, Register's Office for Davidson County, Tennessee.