Lot 29

Davidson County DEEDWARR
Recvd: 06/09/04 08:42 3pgs
Fees:18.00 Taxes:247.90
20040609-0067986

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Map 142-6, Group B, Parcel 264 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Bank of America, N.A.**, does hereby bargain, sell, transfer and convey unto Vladimir A. Novikov, his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee, and known and designated as Bldg. No. 47, Unit No. 264, together with Garage Space 264G, on the Plan of "Peppertree" Creekside Meadows Condominiums, recorded in Book 4675, pages 128, 129 and 130 of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Bank of America, N.A. by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., dated May 1, 2003, and filed in Instrument No. 20030514-0064962, said Register's Office.

Property address: 810 Bellevue Road, #264, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Vladimir A. Novikov, his heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, the same Grantor has executed this deed this 2 day of May, 2004.

BANK OF AMERICA, N.A.

BY: First Preston Management, Inc.
Attorney In Fact

First Preston Management, Inc.
as Attorney-in-fact for Bank of America, NA

By: _____

Its: By: _____
Ron Hutchison, Contract Manager

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned, of the State and County aforesaid, personally appeared Ron Hutchison, of First Preston Management, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Contract manager of First Preston Management, Inc., as Attorney in Fact for BANK OF AMERICA, N.A., the within named bargainor, a corporation, and that he/she as such Contract Manager of First Preston Management, Inc., executed the foregoing instrument for the purposes therein contained..

Witness my hand and official seal this 2 day of May, 2004.

_____
Notary Public

My Commission Expires:

TERESA DENTON
Notary Public, State of Texas
My Commission Expires
January 23, 2008

****

NAME NEW OWNER(S)
Vladimir A. Novikov
810 Bellevue Road, #264
Nashville, TN 37221

SEND TAX BILLS TO:
Union Planters Bank
7130 Goodlett Farms Parkway
Cordova, TN 38016

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

Affiant

Subscribed and sworn to before me this 28th day of May, 2004.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006