File Box 19 B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,700.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2004

Notary Public: Jamie Crutchfield

MY COMMISSION EXPIRES: 03/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/30/04 15:56 2pgs
Fees:13.00 Taxes:624.19
20040630-0078095

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Vladmir Kouzouik	NEW OWNER	Map 98
749 Hallcrest Court		Group 5-0-A
Hermitage, TN 37076		Parcel 60 CO

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, we

Jess Clinton Jennings and wife, Morgan W. Jennings

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Vladmir Kouzouik and wife, Yulin Dyomina

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:

BEING Lot No. 24, on the Plan of Section Two, a Planned Unit Development, Hampton Hall, of record in Book 9700, Page 662, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jess Clinton Jennings and wife, Kimberly Ann Jennings by deed from Beazer Homes Corp., d/b/a Phillips Builders, of record in Book 11595, Page 390, dated July 26, 1999, Register's Office for said County. The said Kimberly Ann Jennings now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 10278, Page 257; Book 10640, Page 947; Book 10301, Page 184; Book 10256, Page 520, and Book 10444, Page 460, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 9700, Page 662 and Declaration of Covenants of record in Book 10278, Page 257; Book 10301, Page 184; Book 10444, Page 460; Book 10640, Page 947; and Book 10956, Page 520, said Register's Office.

The said Morgan W. Jennings joins in this conveyance to convey any and all marital interest he/she may have in said property.

Power of Attorney of record in Instrument 20040630-0078044, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 749 Hallcrest Court, Hermitage, TN 37076

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 our hands this 28th day of June, 2004.

Jess Clinton Jennings by Neal Lee Jennings, III, AIF
Jess Clinton Jennings

Morgan W. Jennings by Neal Lee Jennings, III, AIF
Morgan W. Jennings

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Neal Lee Jennings, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jess Clinton Jennings and Morgan W. Jennings as their Attorney in Fact as the free act and deed of the within named Jess Clinton Jennings and Morgan W. Jennings.
Witness my hand and official seal at Nashville, Tennessee the 28th day of June, 2004.

My Commission Expires:03/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.