Davidson County DEEDWARR
Recvd: 07/13/04 08:49 2pgs
Fees:13.00 Taxes:404.23
20040713-0082984



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2004.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander B. & Suetlana L. Batsuk P. O. Box 150411 Nashville, TN 37215	New Owner	Map 159-2 Parcel 21.00

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,

Susan R. Russell, married, by and through Meaghen C. Greene Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Alexander B. Batsuk and wife, Suetlana L. Batsuk ABB SLB

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF TAGGARTWOOD SUBDIVISION, A PLAN OF RECORD IN BOOK 4175, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CLIFFORD S. RUSSELL AND WIFE, SUSAN R. RUSSELL BY DEED FROM WILLIAM O. PATTON AND WIFE, EVA RUTH PATTON, DATED OCTOBER 31, 1989, AND OF RECORD IN BOOK 7971, PAGE 856, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO SUSAN R. RUSSELL BY QUITCLAIM DEED FROM CLIFFORD S. RUSSELL, DATED JULY 3, 1995, AND OF RECORD IN BOOK 9737, PAGE 750, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4175, Page 60, Register's Office for Davidson County, Tennessee, including but not limited to a 10' public utilities and drainage easement along the rear, west, and east lot lines, and a 50' overhang easement along the southwest corner of said lot.
3) Property is subject to easement of record in Book 11522, Page 649, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

The property being conveyed herein is not nor has ever been the principal residence of the Grantor herein.

This is unimproved property known as: 1230 Cliftee Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 9th day of July, 2004.

Susan R. Russell by Meagh C Greene Atty in Fact
Susan R. Russell by Meaghen C. Greene, Attorney-in-Fact

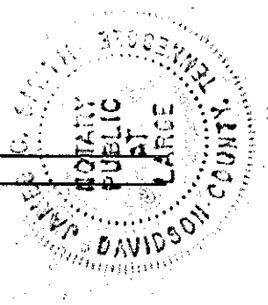
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meaghen C. Greene, Attorney-in-Fact for Susan R. Russell, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Susan R. Russell for the purposes therein contained.

WITNESS my hand and official seal this 9th day of July, 2004

NOTARY PUBLIC

My Commission Expires:
3-31-07



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076