McCann & Hubbard
#102
47

McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615 377-3319

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN04664

Davidson County DEEDWARR
Recvd: 08/05/04 16:35 2pgs
Fees:13.00 Taxes:569.80

20040805-0094621

WARRANTY DEED

SCOTT HUDDLESTON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires March 27, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of July, 2004

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan D. Nash **6924 Somerset Farms Circle** **Nashville, TN 37221**	New Owner	**141-07-0-B-059.00 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,

Tatiana Komarova Friedman and husband, Morris Friedman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan D. Nash and wife, Mary Hamilton Nash

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 all of Lot No. 111 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, according to the plat thereof, recorded in Book 7900, page 741, of the Register's Office of Davidson County, Tennessee, to which plat reference is made for more complete details of location and description of said lot.

Being the same property conveyed to Tatiana Komarova, unmarried, by Warranty Deed from Robert L. Farnette, unmarried, dated 12-4-01 and recorded 12-19-01 in Instrument No. 20011219-0140301, Register's Office for Davidson County, Tennessee. The said Tatiana Komarova is now known as Tatiana Komarova-Friedman.

Subject to Restrictive Covenants of record in Book 8556, page 11 and amended in Book 9383, page 526; By-Laws of record in Book 8556, page 25; Easements of record in Book 7349, page 564, Minute Book 85, page 256, Book 3314, page 23, Register's Office for Davidson County, Tennessee.

Subject to Navigation servitudes and all other statutory and regulatory rights and powers of the United States, the State of Tennessee, the Metropolitan Government of Nashville and Davidson County, Tennessee, and the Public, over the Harpeth River and its shorelands, extending to the ordinary high-water line thereof and which may be exercised without obligation or compensation to the riparian owners; the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Harpeth River, which forms a portion of the easterly boundary of premises, without dimunition or pollutions.

Morris Friedman, husband of Tatiana Komarova Friedman, joins in this Warranty Deed for the purpose of conveying such marital interest, if any, that he may have in and to said property.

Unimproved ( )

This is improved (X) property known as **6924 Somerset Farms Circle, Nashville, TN 37221**

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 27th day of July, 2004.

Tatiana Komarova Friedman

Tatiana Komarova Friedman

Morris Friedman

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 **Tatiana Komarova Friedman** and husband, **Morris Friedman** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee, this 27th day of July, 2004.

Commission Expires:_____
My Commission Expires NOV. 26, 2005

Notary Public

DeLISA G. PAGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

My commission expires:_____ _____
Notary Public