WARRANTY DEED

B-OSM-04-0824

MARC JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/09/04 15:59 2pgs
Fees:13.00 Taxes:739.63

20040909-0109299

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boris Bukengolts	America's Wholesale Lender	
824 Magnolia Court East (ADDRESS)	(NAME) 750 Old Hickory Blvd. #180 (ADDRESS)	142-11-B-30.00-CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRIS THOENY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BORIS BUKENGOLTS AND WIFE TATSIANA MARKINA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 20, MAGNOLIA PLACE, as shown on plat of record in Plat Book 7900, Page 729, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chris Thoeny by Substitute Trustee's Deed recorded on the 8th day of June, 2004 in Instrument No. 20040608-0067848, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Carrie Ann Shane and husband, Ryan P. Shane by Deed dated March 10, 1999 in Book 11691, Page 178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 824 Magnolia Court East, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 3rd day of September, 2004.

Chris Thoeny

STATE OF Tennessee
COUNTY OF Davidson

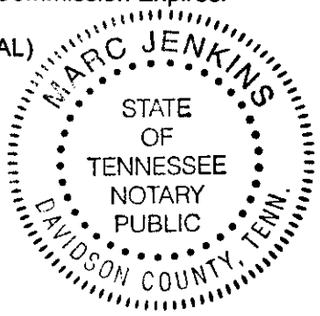
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Thoeny, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 3rd day of September, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903