Davidson County DEEDWARR
Recvd: 04/25/05 10:48 2 pg
Fees:13.00 Taxes:543.90

20050425-0045545

FILE BOX 43

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Oleg Volk

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2005.

Patricia Nicholls

Notary Public
My commission expires: 1/24/09

03-0504-32657

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Oleg Volk 077.00CO 3112 Chambley Court Hermitage TN 37076	Suntrust Mortgage, Inc 201 4th Ave North; 7th Floor Nashville, TN 37219	087-01-0-A

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Asher Stein and wife, Tonya Stein, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Oleg Volk, hereinafter called the Grantees, their successors 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. 114, on the Plan of Section Two, Chesney Glen, of record in Book 9700, Page 434, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Asher Stein and wife, Tonya Stein, by deed from Paragon Decision Resources, Inc. of record in Instrument No. 20020412-0045694, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3112 Chambley 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 22nd day of April, 2005.

Asher Stein

Tonya Stein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Asher Stein and Tonya Stein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of April, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09