THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF June 2005 Notary Public MY COMMISSION EXPIRES: 12-6-08 (AFFIX SEAL)

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

RETURN TO:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruslan Bagirov	American Home Mortgage	MAP 143-03-0C
6907 Highland Park Drive	538 Broadhollow Road	PARCEL 003.00
Nashville, TN 37205	Mellville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Yuriy Bagirov and wife, Valentina Bagirov**

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

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 Unit number A3 and carport A3 in a Horizontal Property Regime which is located on the Plat of Phase One, Harpeth Glen Condominium Apartment, a Plat of which is recorded in Book 4460, page 42 and shown on the site plan of record in Book 4546, page 681, Register's Office for Davidson County, Tennessee, to which matters references are hereby made.

Being the same property conveyed to Yuriy Bagirov and wife, Valentina Bagirov by deed dated December 28, 1994 and recorded in Book 9561, page 984, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6907 Highland Park Drive, Nashville, TN 37205.**

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 _____ hand( ) this the 16th day of June, 2005.

Yuriy Bagirov

Valentina Bagirov

Davidson County DEEDWARR
Recvd: 06/17/05 13:49 2 pgs
Fees:13.00 Taxes:451.40

20050617-0069550

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 **Yuriy Bagirov** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that N/A executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of June, 2005.

My Commission expires 1-26-07

Notary Public

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 **Valentina Bagirov** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SL executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of June, 2005.

My Commission expires 1-26-08

Notary Public