18930-3
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/05 08:18 2 pgs
Fees:13.00 Taxes:514.30

20050621-0070776

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 2005

Notary Public

MY COMMISSION EXPIRES: 5-28-06
(AFFIX SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
TENN.

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vlada V. Melekhin (NAME)	Suntrust Mortgage (NAME)	141-06-0-D
3229 Harpeth Springs Drive (ADDRESS)	201 4th Avenue North 7th Floor (ADDRESS)	184.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville TN 37219 (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, Jennifer L. Holt, now Hayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vlada V. Melekhin, an unmarried woman

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 No. 184 on the Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, a Planned Unit Development as of record in Instrument 20030213-001999, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Subject to the Tennessee Horizontal Property Act of record in TCA-66-27-101 et. seq.

Being the same property conveyed to Jennifer L. Holt, now Hayes, by deed from Beazer Homes Corp. dba Phillips, A Beazer Homes Company, dated October 31, 2003, of record in Instrument No. 20031107-0163979, Register's Office for Davidson County, Tennessee.

And I, Mark S. Hayes, husband of Jennifer L. Holt Hayes, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 3229 Harpeth Springs Drive, Nashville, TN 37211
(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 our hand s this 17th day of June 2005

Jennifer L. Holt Hayes

Mark S. Hayes

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 Jennifer L. Holt Hayes and Mark S. Hayes, 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 seal at Nashville, Tennessee this 17th day of June, ~~2005~~.

Notary Public at Large

My Commission Expires: 04/22/09

