File Box 8

This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-850630**

Davidson County DEEDWARR
Recvd: 06/30/05 11:56 3 pgs
Fees:18.00 Taxes:623.45

20050630-0075408

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-ninth day of June, 2005**, by and between **Ruxana T. Sadikat, Unmarried**, parties of the first part, and **Gail K. Cvengros, unmarried**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 186 ON THE PLAN OF SOMERSET FARMS, SECTION 4, PHASE 4, AS OF RECORD IN BOOK 9700, PAGE 658, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Ruxana T. Sadikot, unmarried from Somerset Farms, a Tennessee joint venture, by virtue of Warranty Deed as recorded on 08/20/1999 in Book 11627, Page 788 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Taxes for 2005, and subsequent years; The Plan, with Owner's Certification, of record in Plat Book 9700, Page 658, said Register's Office, which Plan shows a minimum setback line and easement (s) to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 8556, Page 11, amended in Book 9385, Page 526, rerecorded in Book 9662, Page 869, amended in Book 11433, Page 936, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Parcel ID # **141-7B-181CO**

X Improved OR

Unimproved property located at: **1009 Summerview Ct., Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ruxana T. Sadikat

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ruxana T. Sadikat, Unmarried** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-ninth day of June, 2005.**

Notary Public

Judy A. Lehman
State of Tennessee
Notary Public
Williamson County

My Commission Expires: 3-10-07

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Owner's Name: **Gail K. Cvengros**

and Address: **1009 Summerview Ct.**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SunTrust Mortgage, Inc.
201 Fourth AVe. N., 7th Floor
Nashville, TN 37219

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**168,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Hanchey
Affiant

Subscribed and sworn to before me this **Twenty-ninth day of June, 2005.**

Deborah H. Berrie
Notary Public

My Commission Expires: 3/25/06

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.