WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/05 14:37 2 pgs
Fees:13.00 Taxes:203.50
20050707-0078567

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Felix Lubarsky**
Address **4000 Aberdeen Road**
City/State/Zip **Nashville TN 37205**

SEND TAX BILLS TO:
Name **New Owner**
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Mary B. Johnson, An Unmarried Woman ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Felix Lubarsky and Ludnila Lubarsky, Husband and Wife, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being Lot No. 37 on the Plan of Pasquo Park Subdivision, Section II, of record in Book 3600, page 77, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to James H. Johnson and wife, Mary B. Johnson, by Warranty Deed from Pasquo Park Company, a partnership, dated February 21, 1969, of record in Book 4314, page 988, Register's Office for Davidson County, Tennessee. The said James H. Johnson having since died on July 15, 1982 leaving Mary B. Johnson as surviving tenant by the entirety.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 155 Group 16 Parcel 29

This is unimproved property known as: Moss Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. I covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **5th** day of **July, 2005.**

Mary B. Johnson _____

Mary B. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **C.M. Corriveau,** a Notary Public in and for said County and State, **Mary B. Johnson** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **5th** day of **July, 2005.**

Commission expires _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

C.M. Corriveau
Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

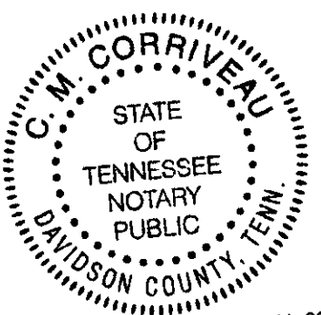
The actual consideration or value whichever is greater for this transfer is **$55,000.00**

Affiant

Subscribed and sworn to before me, this the 5th day of July,2005.

My commission expires:

Notary Public - Register



My Commission Expires MAR. 21, 2009