Davidson County DEEDWARR
Recvd: 07/20/05 15:07 2 pgs
Fees:13.00 Taxes:444.00

20050720-0084476

# WARRANTY DEED

P-05-521

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN

**THIS INSTRUMENT WAS PREPARED BY**
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jarrod C. Morris | Realty Mortgage Corporation | |
| 521 Holt Valley Rd. | (NAME) 7000 Executive Center Dr. Ste 200 | 128-11-32 |
| (ADDRESS) Nashville, Tennessee 37221 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALLA ZEYLIKOVNA MALTSEV AND HUSBAND, BORIS FEDOROVICH MALTSEV, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JARROD C. MORRIS AND LAURA L. MORRIS, *hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *HUSBAND AND WIFE,

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Holt Meadows, of record in Book 4300, page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alla Zevlikovna Maltsev and husband, Boris Fedorovich Maltsev, by Deed from Billy M. Ingram and wife, Karen E. Ingram, dated October 25, 1994, of record in Book 9514, page 383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 521 Holt Valley Rd., Nashville, Tennessee 37221
(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 my/our hand(s) this 15th day of July, 2005.

Alla Zeylikovna Maltsev
Alla Zeylikovna Maltsev

Boris Fedorovich Maltsev
Boris Fedorovich Maltsev

STATE OF TENNESSEE

COUNTY OF Davidson

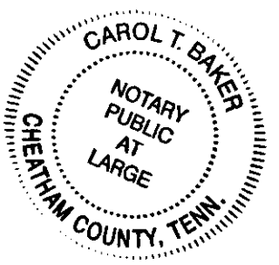
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Alla Zeylikovna Maltsev and husband, Boris Fedorovich Maltsev personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of July, 2005.

Notary Public

My Commission Expires:

(SEAL) 2/15/09




**RETURN TO:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800