39-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_gj__) Title No: 46827
Dav. Co. File: Box #

Davidson County DEEDWARR
Recvd: 12/06/05 09:54 2 pgs
Fees:13.00 Taxes:699.30
20051206-0146503

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew J. Kephart Angela E. Kephart 7805 Dan Kester Court Nashville, Tennessee 37221	Franklin American Mortgage Co 501 Corporate Centre Dr Ste 400 Franklin TN 37067

TAX MAP-PARCEL NUMBERS: 128-10-225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$189,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Crowley and spouse, Yelena Helen Crowley and Alexander Zhislin , unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew J. Kephart and spouse, Angela E. Kephart** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of First Revision Meade Vue Subdivision of record in Book 9700, page 58, Register's Office for said County.

Said Lot No. 25 fronts 59.83 feet on the northwesterly margin of Dan Kestner Court and extends back 167.11 feet on the northeasterly lines and 167.43 feet on the southwesterly line to a dead line in the rear, measuring 59.83 feet thereon.

Being the same property conveyed to Jason Crowley and spouse, Yelena Helen Crowley and Alexander Zhislin and spouse, Sophia Zhislin by deed from Michael Blake and spouse, Mary Blake of record in Book 11548, page 729, Register's Office for Davidson County, Tennessee. Sophia Zhislin has since died, thereby leaving Alexander Zhislin as surviving tenant as to a one-half interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 58, said Register's Office, which Plan shows a 15 foot easement for public utility along the northeasterly line and a 20 foot easement for public utility purposes along the rear line(s) and a 15 foot drainage easement located on the rear portion of said lot and the following note along the rear line of said lot "No access permitted to Old Sawyer Brown Road"; Restrictions of record in Book 7461, page 462, said Register's Office.

This is improved property, known as: 7805 Dan Kestner Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2005.

Jason Crowley

Yelena Helen Crowley

Alexander Zhislin

State of TENNESSEE
County of DAVIDSON

On this 30th day of November, 2005 , before me the undersigned authority, personally appeared Jason Crowley, Yelena Helen Crowley, and Alexander Zhislin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

Sworn and subscribed before me this the 30th day of November, 2005

My Commission Expires: 5-24-2008

Notary Public

SANDI WILEE IRONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.