Davidson County DEEDWARR
Recvd: 01/20/06 11:25 3 pgs
Fees:18.00 Taxes:714.10
20060120-0007755

WARRANTY DEED

THIS INDENTURE, made and entered into this 13 day of January, 20 06, by and between **STAN DIBIN A/K/A STAN DIBIYAYEV and DEANNA DIBIN F/K/A DIANA MUKHSIYAN**, party of the first part, and **SIRVA RELOCATION CREDIT, LLC, a Delaware Limited Liability Company**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has 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 ANTIOCH, County of DAVIDSON, State of Tennessee, to wit:

BEING LOT NO. 84, PHASE 1, OAK HIGHLANDS SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 431, 432, 433, 434, 435, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 200205080056684 in the Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of ANTIOCH and County of DAVIDSON realty taxes for the year 20 06, and subdivision restrictions, building lines and easements of record in Plat Book *, Page ____, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend 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 said party of the first part the day and year first above written.

* 7350, 24, 7367/587 and 8765/77.
By-Laws as shown of record in Instrument# 1999210238765090, Register's Office for said County.

Quitclaim Deed to H.O.A. as shown of record in Deed Book7473, Page 697, Register;s Office for said County.

Charter of Homeowner's Association as shown of record in Book 7337, Page 529, Register's Office for said County.

Stan Dibin AKA Stan Dibiyayev
STAN DIBIN A/K/A STAN DIBIYAYEV

Deanna Dibin F/K/A Diana Mukhsiyan
DEANNA DIBIN F/K/A DIANA MUKHSIYAN

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **STAN DIBIN A/K/A STAN DIBIYAYEV**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 16th day of September 2005

Darlene Wright
Notary Public

My commission expires: My Commission Exp. Jan. 27, 2007

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **DEANNA DIBIN F/K/A DIANA MUKHSIYAN**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 16th day of September 2005

Darlene Wright
Notary Public

My commission expires: My Commission Exp. Jan. 27, 2007

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 193,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stan Dibin AKA Stan Dibiyayev Deanna Dibin F/K/A Diana Mukhsiyan
Affiant

Subscribed and sworn to before me this 16th day of September 2005

Darlene Wright
Notary Public

My commission expires: My Commission Exp. Jan. 27, 2007

Property Address: **412 BARKLEY COURT, ANTIOCH, TN 37013**

Tax Parcel Number: Map 173-04-A-084.00

Name and address of property owner, and mail tax bills to:

Sirva Relocation Credit, LLC.
3300 Fernbrook Lane North Ste 300
Plymouth MN 55447-0300

This instrument was prepared by, and after recording, return to:

Cumberland Title
13018 Lebanon Rd
Mt. Juliet TN 37122