RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Suite 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/30/06 10:28 2 pgs
Fees:13.00 Taxes:366.30
20060130-0011231

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

DAVID HEYDEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2006.

NOTARY PUBLIC

My commission expires: 11.14.09

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, TN 47027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafael Jaurequi 247 Maple Street Madison, TN 37115	Same as new Owner	43-13-67

FOR AND IN CONSIDERATION of the sum of Ninety Nine Thousand and NO/100 ($99,000.00) DOLLARS and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ALEKSANDR VASHCHUK and wife, VERA VASHCHUK** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **RAFAEL JAUREQUI AND WIFE, REBECA JAUREQUI** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in **Davidson** County, Tennessee, and being further described as follows, to-wit:

Lot Number 66 on the Map of Forest Park Subdivision, Block "B" of record in Book 843, Page 44, in the Register's Office of Davidson County, Tennessee, reference to which plat is hereby made for a more particular description of said property.

Being the same property conveyed to Aleksandr Vashchuk and wife, Vera Vashchuk, by Deed from Secretary of Veterans Affairs, Washington, DC dated September 15, 2005 of record in Instrument No. 20051014-0123993 in the Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is

unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 24th day of January, 2006.

ALEKSANDR VASHCHUK

VERA VASHCHUK

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, ALEKSANDR VASHCHUK and wife, VERA VASHCHUK with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of January, 2006.

Notary Public

My commission expires: 11.14.09

DAVID HEYBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY