PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 02/07/06 12:00 2 pg
Fees:13.00 Taxes:141.34
20060207-0015114

W & I Ref:(gj) Title No: 46920
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Byron T. Lee Audrey H. Lee 2025 Woodmont Blvd., #226 Nashville, Tennessee 37215	same

TAX MAP-PARCEL NUMBERS: 128030B03600co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$38,200.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Alexander J. Zhislin, as surviving tenant by the entirety, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Byron T. Lee and spouse, Audrey H. Lee** 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. 36 on the Plan of Section Two, Williamsport Subdivision of record in Book 9700, page 705, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Mark Alexander Zhislin by deed from Barry Construction Co., a Tennessee Corporation of record in Doc. No. 20010815-0088263, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20020219-0020938, said Register's Office, Mark Alexander Zhislin conveyed his interest in subject property to Alexander J. Zhislin etux, Sophia Zhislin. The said Sophia Zhislin has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 705, said Register's Office, which Plan shows a 20 foot minimum building setback line from Briksberry Court, together with a designated building site, and a 20 foot easement for public utility purposes along the front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 9144, page 723, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is unimproved property, known as: 725 Briksberry 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 27th day of January, 2006.

Alexander Zhislin

State of TENNESSEE
County of DAVIDSON

On this 27th day of January, 2006 , before me the undersigned authority, personally appeared 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.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $38,200.00

Affiant

Sworn and subscribed before me this the 27th day of January, 2006

My Commission Expires: 1/27/07

Notary Public

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES JAN 27, 2007