This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

ADDRESS NEW OWNER:
Max Khazanov
1006 Gale Lane
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 03/03/06 14:28 2 pgs
Fees:13.00 Taxes:1653.90
20060303-0025088

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Residential Mtg
9500 Ormsby Station Rd
#470
Louisville, KY 40223

MAP **118-5**
GROUP
PARCEL **46**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Luehrsen Construction, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Max Khazanov**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located **in Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 75 feet of the westerly 85 feet of Lot 11 on the Plan of the subdivision of the south part of Dr. L. G. Noel's Property as of record in Book 547, page 105, said Register's Office.

Said part of said Lot 11 fronts 75 feet on the northerly side of Gale Ave. and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Luehrsen Construction, LLC by deed from Joseph John Kovalick, II of record in Instr. 20040513-0055473, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **1006 Gale Lane, Nashville, Tennessee 37204.**

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, his heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this **the 24th** day of **February, 2006.**

Luehrsen Construction, LLC

By: _____
Paul J. Luehrsen, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Paul J. Luehrsen** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager** of **Luehrsen Construction, LLC**, the within named bargainor, and that as such Chief Manager, with the authority so to do, he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of February, 2006.

_____
NOTARY PUBLIC

L. HICKERSON NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-9-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $447,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 24th day of February, 2006.

_____
NOTARY PUBLIC

JESSA WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-26-08