PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/03/06 14:47 2 pgs
Fees:13.00 Taxes:710.40
20060303-0025115

W & I Ref:(gj) Title No: 46940
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Igor Gukasov Tatiana Yastrebova 7001 Somerset Farms Circle Nashville, Tennessee 37221	SunTrust Mortgage Inc. 901 Semmes Avenue Richmond VA 23224

TAX MAP-PARCEL NUMBERS: 141070B13000co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$192,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul J. Martens and spouse, Emily E. Martens**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Igor Gukasov and spouse, Tatiana Yastrebova** 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 160 on the Plan of First Revision of Somerset Farms, Section 4, Phase2, of record in Plat Book 9700, page 565, Register's Office for said County.

Said Lot No. 160 which is a corner lot, fronts 52.99 feet on the southerly margin of Somerset Farms Circle and fronts 50.00 feet on the westerly margin of Somersby Court, said frontages being joined by a curve having a length of 36.85 feet, and extends back 83.21 feet on the westerly line and 87.94 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Emily E. Martens and Paul J. Martens by deed from Michael W. Gardner and spouse, Leah P. Chamberlain Gardner of record in Doc. No. 200005220050940, Register's Office for Davidson County, Tennessee.

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 565, said Register's Office, which Plan shows a 20 foot minimum building setback line from Somerset Farms Circle, together with a designated building site, and a 15 foot easement for public utility purposes along the northerly and easterly line(s) of said lot; and an easement for N.E.S., S.C.B. and Cable Television; The Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, Book 9383, page 526, re-recorded in Book 9662, page 869 amended in Book 10190, page 182, Book 10410, page 89, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7001 Somerset Farms Circle, 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 28th day of February, 2006.

Paul J. Martens

Emily E. Martens

State of TENNESSEE
County of DAVIDSON

On this 28th day of February, 2006 , before me the undersigned authority, personally appeared Paul J. Martens and Emily E. Martens , 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 $192,000.00

Affiant

Sworn and subscribed before me this the 28th day of February, 2006

My Commission Expires: DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

Notary Public