Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 04/04/06 10:05 1 pgs
Fees:13.00 Taxes:386.65

20060404-0038106

WARRANTY DEED

Preparer's File #-06B0079

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00 .

Amanda Minor
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2006.

(Affix Seal) Notary Public

My Commission Expires: 7-9-07

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cassandra G. Ponomarev and husband, Igor V. Ponomarev	Realty Mortgage Corp.	162-10-E-17CO
533 Park Court	7000 Executive Center Drive, suite 200	
Nashville, TN 37211	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BEVERLY E. CARNAHAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CASSANDRA G. PONOMAREV AND HUSBAND, IGOR V. PONOMAREV, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 162-10-E-17CO

A certain Planned Unit Development, Davidson County, Tennessee, being Lot No. 17, on the plan of Park Court of record in Book 6900, page 967, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Beverly E. Carnahan by deed of record in Instrument No. 20010911-0098461, filed on 09-11-01, and further conveyed to Beverly E. Carnahan, formerly known as Beverly E. Smith by Quit Claim Deed from David F. Smith of record in Instrument No. 20010911-0098462, filed on 09-11-01, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **533 Park Court, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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/our hand(s) this **10th** day of **March**, **2006**:

Beverly E. Carnahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEVERLY E. CARNAHAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 10th day of March, 2006.

Notary Public

My Commission Expires: 7/17/10

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.