WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $286,000.00.

Affiant

Subscribed and sworn to me on April 28, 2006

NOTARY PUBLIC

My Commission Expires: 1-23-2010

JOHN WEBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/01/06 14:04 2 pgs
Fees:13.00 Taxes:1058.20

20060501-0049778

THIS INSTRUMENT WAS PREPARED BY:

John Palmer Webb, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gregory Vorobiov and wife, Katherine Vorobiov 2576 Devon Valley Drive Nashville, TN 37221	Countrywide Home Loans, Inc. 4500 Park Granada MSN # SVB-314 Calabasas, CA 91302-1613	142-16-F-7.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dustin B. Miller, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Gregory Vorobiov and wife, Katherine Vorobiov, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, in the state of Tennessee, described as follows:

BEING Lot No. 59 on the Plan of Resubdivision of Lots 58 and 59, Devon Valley, Phase Two, of record in Instrument No. 20010831-0094801, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Dustin B. Miller, unmarried, by Warranty Deed dated June 11, 2004 and filed for record on July 7, 2004, from Tim Carver and Barbara Thomas of record in Instrument No. 20040707-0080594, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County and subsequent taxes are assumed by the Grantees; and

2. All matters as shown on the plat of record in Instrument No. 20010831-0094801, Register's Office for Davidson County, Tennessee; and

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2576 Devon Valley Drive, Nashville, TN 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 GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he his lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on April 28, 2006.

Dustin B. Miller, unmarried

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 28, 2006, before me personally appeared Dustin B. Miller, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 28, 2006.

NOTARY PUBLIC

My Commission Expires: 1-23-2010

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY