Davidson County DEEDWARR
Recvd: 05/02/06 15:38 2 pgs
Fees:13.00 Taxes:185.00

20060502-0050704

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-LEEHAN-06-11901

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandr Khomtchenko	Alexandr Khomtchenko	
9422 Cave Springs Drive (ADDRESS)	9422 Cave Springs Drive (NAME) (ADDRESS)	119-1-23
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRETT LEEHANS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEXANDR KHOMTCHENKO, 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:

Land in Davidson County, Tennessee, being the southerly 150 feet of Lot No. 1 of Block No. 13 on the Map showing Lot No. 8 and Subdivision of Blocks Nos. 12 and 13 of Section "A" and certain property in Section "B" on the Plan of John Thoni Lands, as of record in Book 974, page 17, Register's Office for said County.

Said part of Lot No. 1 fronts 111.7 feet on the northerly side of Glenrose Avenue and runs back between parallel lines, with westerly margin of Foster Avenue, 150 feet to a dead line.

Being the same property conveyed to Brett Leehans by Quitclaim Deed from Metropolitan Government of Nashville and Davidson County, acting by and through The Electric Power Board of said Government as shown of record in Instrument No. 20060421-0045756, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 974, page 17; Book 8776, page 480; Book 4058, page 830 and Book 4211, page 258, Register's Office for Davidson County, Tennessee.

unimproved (X)

This is improved ( ) property, known as Foster Avenue, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 27th day of April, 2006.

Brett Leehans

STATE OF Tennessee
COUNTY OF Davidson

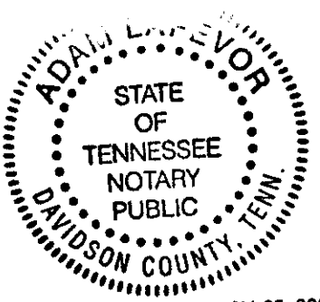
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett Leehans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of April, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903