Davidson County DEEDWARR
Recvd: 05/04/06 11:48 3 pgs
Fees:18.00 Taxes:647.50

20060504-0051964

FOR RECORDING PURPOSES

File No. cr-la0120 File Box

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ 175,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: April 27, 2006

NOTARY PUBLIC

COMMISSION EXPIRES: 11/10/08

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Return to:

THIS INSTRUMENT PREPARED BY:

NAME: Thomas P. Lievois, Esq.
7740 Foster Road
Clarkston, Michigan 48346

Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Oxana Hapatniuc and Nina Hapatniuc	Bank of America P.O. Box 9000 Getzville, NY 14068-9000	162-13-0-A-013.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

D. Mark Cressman, a/k/a D. Mark Creasman and Theresa D. Schlosser, n/k/a Theresa D. Creasman, husband and wife

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Oxana Hapatniuc, unmarried and Nina Hapatniuc and husband, Vasilii Hapatniuc HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
2204 Green Trails Drive, Antioch, TN 37013

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. Whenever 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, this date: 3/01/06

D. Mark Cressman, a/k/a D. Mark Creasman

Theresa D. Schlosser, n/k/a Theresa D.

(Individual Notary Acknowledgement)

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared D. Mark Cressman, a/k/a D. Mark Creasman and Theresa D. Schlosser, n/k/a Theresa D. Creasman, husband and wife with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at 599 Sam Ridley Pkwy, Smyrna, TN 37167 on this March day of 01, 20 06

Darlene Snell
Notary Public

SEAL

DARLENE SNELL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2/24/09

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Final Plan of Greenwood Subdivision Phase Two of record in Instrument No. 20020116-0006350, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to D. Mark Cressman by Warranty Deed from Mt. View, LLC, a Tennessee Limited Liability Company, recorded October 23, 2001 of record in Instrument No. 20011023-0115677, Register's Office for Davidson County, Tennessee.

BEING the same premises which Mt. View, LLC, a Tennessee Limited Liability Company by Deed dated 10/19/2001 and recorded 10/23/2001 in Davidson County, Tennessee in Deed Book Volume , Page or Instrument No. 20011023-0115677