Davidson County DEEDWARR
Recvd: 07/06/06 12:11 2 pgs
Fees:13.00 Taxes:493.99

20060706-0080875

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Anatoly Poyedinok	Anatoly Poyedinok	142-07-0-D-207.00
207 Wynbrook Court	207 Wynbrook Court	
Nashville, TN 37221	Nashville, TN 37221	

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, **Colleen S. Thompson**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Anatoly Poyedinok**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 207, Wynbrook Condominiums, according to the Master Deed of record in Book 7285, page 918, as amended in Book 7507, page 271, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Colleen S. Thompson, unmarried from Security Federal Savings and Loan Association of Nashville by deed dated 6/12/90 of record in Book 8135, page 603, said Register's Office.

This is improved property known as: 207 Wynbrook Court, 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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29 day of June, 2006.

Colleen S. Thompson

Colleen S. Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Colleen S Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 29 day of June, 2006.

NOTARY PUBLIC

My commission expires: 4/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $133,510.00.

AFFIANT

Subscribed and sworn to before me this 29 day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 4/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY