WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/06 09:12 2 pgs
Fees:13.00 Taxes:669.15

20060707-0081463

G-CBB-06-177

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,850.00

Edgar Saakov
Affiant

Subscribed and sworn to before me this 29th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICK MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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
Edgar Saakova	Mortgage Lenders Network, USA	
177 Brian Circle	(NAME) 3600 Mansell Road, Suite 425	173-4-A-31 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Alpharetta, GA 30022	
(CITY) (STATE) (ZIP)	(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 PERRY A. RUBLE AND WIFE, DEBORAH RUBLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDGAR SAAKOV AND YULIA SAAKOV AND BORIS AVANESOV, 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 LOT NO. 31 ON THE PLAN OF OAK HIGHLANDS, PHASE ONE, OF RECORD IN PLAT BOOK 6900, PAGE 432, 433, 434, AND 435, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PERRY A. RUBLE AND WIFE, DEBORAH RUBLE BY WARRANTY DEED FROM WILLIAM THOMAS HILL AND WIFE, ETHELEEN HILL, FORMERLY KNOWN AS ETHELEEN MCGINNIS, RECORDED ON THE 5TH DAY OF MARCH, 2002 IN INSTRUMENT NO. 20020305-0027334, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 6900, Page 433; Book 7350, Page 24; Book RR 7367, Page 587; Inst. No. 20040830-0104235; and Book 8765, Page 77; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )

This is improved (X) property, known as 177 Brian Circle, Antioch, Tennessee 37013

(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 29th day of June, 2006.

Perry A. Ruble

Deborah Ruble

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Perry A. Ruble and Deborah Ruble, 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 29th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



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