Davidson County DEEDWARR
Recvd: 08/08/06 15:56 2 pgs
Fees:13.00 Taxes:869.13

20060808-0097570

WARRANTY DEED

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$234,900.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2006.

Notary Public

My commission expires: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Yuriy S. Kvaternyuk **Yevheniya S. Kvaternyuk**	New Owner	**Map 172-15A, Parcel 072.00CO**
1217 Holt Hills Court		
Nashville, TN 37211		

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, WE,

Deborah Leigh King, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yuriy S. Kvaternyuk and Yevheniya S. Kvaternyuk, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 85 on the Plan of Hold Woods, Section Five, a Planned Unit Development, of record in Plat Book 9700, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Deborah Leigh King, an unmarried person by Deed from Kenny J. Looney, Sr., an unmarried man, of record in Instrument No. 20040402-0037618, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 9570, page 22, amended in Book 9745, Page 41, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **1217 Holt Hills Court, Nashville, TN 37211**

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. 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.

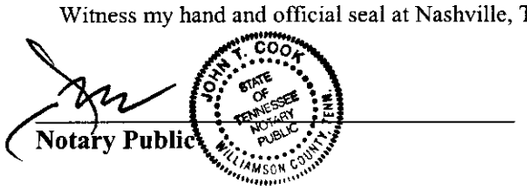
Witness my/our hand(s) this **31st** day of **July, 2006.**

Deborah Leigh King

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2006.**



Notary Public

My Commission Expires: 3/22/09