THIS INSTRUMENT PREPARED BY:
Paul W. Moser
Burkhalter & Moser, PC
1230 Second Avenue South
Nashville, Tennessee 37210

Davidson County DEEDQC
Recvd: 11/07/06 13:51 2 pgs
Fees:12.00 Taxes:0.00

20061107-0138627

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 18th day of Sept., 2006, Davidson County, Tennessee.

Notary Public

My commission expires:

ERIN D. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

QUITCLAIM DEED

ADDRESS NEW OWNER:
Konstantin Kustanovich
1486 Woodmont Boulevard
Nashville, TN 37215

SEND TAX BILLS TO:
Konstantin Kustanovich
~~1486 Woodmont Boulevard~~ 2017 Overhill Dr
Nashville, TN 37215

MAP/PARCEL:
117-12-69

THIS INDENTURE, made this the 18th day of September, 2006, between **Bettina Warnke,** First Party, and **Konstantin Kustanovich, Second party.**

WITNESSETH:

That said First Party, for and in consideration of the sum of One AND NO/100ths DOLLARS ($1.00) and other good and valuable consideration to me in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Party, all of my interest, however acquired, in the following described premises, to wit:

Land in Davidson County, Tennessee, described according to a May 9, 1979 survey by John B, Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows:

Beginning at a point on the Northerly Margin of Woodmont Boulevard, said point being 75 feet eastwardly from the southeasterly corner of Lot No. 6 on the plan of record in Book 974, Page 20, R.O.D.C., thence N. 2 Degrees 45 Sec. E, 200 Feet to a point, thence S 81 Degrees E. 75 Feet to a point, thence with the common line with Lynn, Southerly 200 Feet to a point in the Northerly Margin on Woodmont Boulevard, thence Westwardly with said margin 75 feet to the point of Beginning.

Being the same property conveyed to Konstantin Kustanovich and Bettina Warnke, Husband and Wife by warranty Deed from Brian Beathard and Wife, Lisa Beathard, Husband and Wife, recorded on the 28th day of September, 2006, in Instrument No. 20060928-0120074, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown on the recorded map.

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder set her hand, and seals the day and year first above written.

Bettina Warnke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bettina Warnke, the within named bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this the 18th day of September, 2006.

NOTARY PUBLIC

My Commission Expires:

ERIN D. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010