27-4 ½

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/14/06 10:19 2 pgs
Fees:13.00 Taxes:1135.90
20061114-0141142

39-B
File #06-1473

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. Davis Byrd and wife, Kay M. Byrd**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Vladimir R. Babaev and wife, Tatiana P. Joukova,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 63 on the Plan of Still Spring Hollow Subdivision, Phase 1, Section 3, of record in Book 9700, Page 484, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to H. Davis Byrd and wife, Kay M. Byrd by deed from Gillespie Builders, Inc., dated April 27, 1998, of record in Book 10908, page 502, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 309 Spring Place, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of November, 2006

H. Davis Byrd

Kay M. Byrd

State of Tennessee)
County of Davidson)

On this 6th day of November, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named H. Davis Byrd and Kay M. Byrd, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 307,000.00.

Affiant

Sworn and subscribed before me on this the 6th day of November, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Vladimir R. Babaev 309 Spring Place Nashville, TN 37221	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD. 21279-00041	128160A06300CO