WARRANTY DEED

ZANA C. PETTY
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 $ 94,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2006

_____
Notary Public

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Irina Doubinskaia	Primary Residential Mortgage, Inc.	Map 119
69 Elberta Street	4750 West Wiley Post Way, #200	Group 06-0
Nashville, TN 37210	Salt Lake City, UT 84116	Parcel 188.00

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

Carolyn Gibbons, Devisee of the Estate of Beatrice Wilson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Irina Doubinskaia and Boyko Velev

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:

BEING Lot No. 40 and the west one-half of Lot No. 41 on the Map of Sterling Heights, Section Two, of record in Book 1424, Page 104, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Beatrice L. Wilson by deed from Homer E. Wilson, of record in Book 4623, Page 238, Register's Office for said County. See also previous deed of record in Book 1731, Page 365, Register's Office for said County. The said Beatrice L. Wilson now being deceased. The Grantor herein executes this instrument as Devisee of the Estate of Beatrice Wilson (a/k/a Beatrice L. Wilson) pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 06P-1773.

This conveyance is subject to Restrictions of record in Book 1725, Page 21, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 1424, Page 104, said Register's Office.

Beatrice L. Wilson and Beatrice Wilson being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 69 Elberta Street, Nashville, TN 37210

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 hand this 10th day of November, 2006.

Estate of Beatrice Wilson

_____
By: Carolyn Gibbons, Devisee

Davidson County DEEDWARR
Recvd: 11/14/06 10:42 2 pgs
Fees:13.00 Taxes:347.80

20061114-0141183

FILE BOX 45

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 Carolyn Gibbons, Devisee of the Estate of Beatrice Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Devisee of the Estate of Beatrice Wilson and as such Devisee, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 10th day of November, 2006.

My Commission Expires: 1-27-07

Notary Public

