JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

B-COZZE-06-4000

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2410

(AFFIX SEAL)

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
Aimee L. Wilson	1st National Bank of Arizona	
4000 Anderson Road, Apt. 45 (ADDRESS)	(NAME) 13840 Ballantyne Corporate Park (ADDRESS)	136-3A-45.00 CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Charlotte,TN 28277 (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 MARINA VIDINEYVA, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AIMEE L. WILSON AND HUSBAND, JONATHAN N. WILSON, 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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING TOWNHOUSE NO. 45, BUILDING NO. 12 IN A HORIZONTAL PROPERTY REGIME LOCATED ON THE PLAT OF PRIEST LAKE PARK CONDOMINIUM TOWNHOUSES, PHASE 1, AS OF RECORD IN BOOK 4460, PAGE 79, AND REVISED IN BOOK 4460, PAGE 88, REGISTER'S OFFICE OF SAID COUNTY, TO WHICH REFERENCE IS HERE MADE.

BEING THE SAME PROPERTY CONVEYED TO MARINA VIDINEYVA BY SPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, RECORDED ON THE 15TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051215-0150587, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO TOWANA LAURY, BY QUITCLAIM DEED FROM VINCENT M. LAURY, DATED AUGUST 23, 1995, RECORDED AUGUST 24, 1995, OF RECORD IN BOOK 9772, PAGE 458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 4460, Page(s) 79 and revised in Book 4460, Page 88, By-Laws of record in Book 4651, Page 420, Book 5083, Page 417 amended in Book 8115, Page 838, Book 9089, Page 765 and Instrument No. 20050817-0097909, Master Deed of record in Book 4651, Page 412, Book 4943, Page 692 and Book 5189, Page 671 , as amended by instrument(s) of record in Book 4979, Page 939, Charter of record in Book 4944, Page 115, and Rules and Regulations recorded in Book 7679, Page 173, Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75 and Instrument Nos. 20011025-0116633, 20050621-0071262, 20060228-0022872 and 20060228-0022873.

unimproved ( )

This is improved (X) property, known as 4000 Anderson Road, Apt. 45, Nashville, Tennessee 37217

(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.

Davidson County DEEDWARR
Recvd: 12/27/06 10:55 2 pgs
Fees:13.00 Taxes:349.65

20061227-0159094

Witness my/our hand(s) this 20th day of December, 2006.

Marina Vidineyva

K. Chernushenko

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marina Vidineyva and K. Chernushenko, 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 20th day of December, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

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