THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 50-B PREPARED BY: RETURN TO BANKERS TITLE & ESCROW CORP 3310 WEST END AVE NASHVILLE TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2006. Notary Public MY COMMISSION EXPIRES: 1-26-07 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Igor A. Ges	SunTrust Mortgage, Inc.	MAP 128-12-0-A
320 Old Hickory Blvd. Unit #111	P.O. Box 57027	PARCEL 001
Nashville, TN 37221	IRVINE, CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kenneth A. Weber and wife, Shelley Munroe-Sims**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Igor A. Ges and wife, Galina Lepesheva**

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 Unit Number 1 on the Plan of Section 1 phase 1A, Eagle Ridge at the Reserve Condominium, A Horizontal Property Regime created Under Title 66 section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws of record as instrument 20011011-0110875 (as amended), Register's Office for Davidson County, Tennessee, together with the appurtenant percentage interest thereto as set forth in the Master Deed. Reference is made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on "Exhibit A" to the said Master Deed, to which plat reference is hereby made.

Being the same property conveyed to Kenneth A. Weber and Shelley Munroe-Sims by deed dated October 4,. 2002, and recorded as instrument 20021014-0125832, said Register'sOffice.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **320 Old Hickory Blvd. Unit #111, 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 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 our hands this the 22nd day of December, 2006.

Davidson County DEEDWARR
Recvd: 12/27/06 14:26 2 pgs
Fees:13.00 Taxes:999.00

20061227-0159432

Kenneth A. Weber

Shelley Munroe-Sims

STATE OF TENNESSEE
COUNTY OFDAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth A. Weber** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of December, 2006.

My Commission expires 1-26-09

Notary Public

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 **Shelley Munroe-Sims** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of December, 2006.

My Commission expires 1-26-09

Notary Public