WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **28TH DAY OF DECEMBER, 2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GARRISON EXPIRES: MARCH 03, 2010 ROBERTSON COUNTY

Davidson County DEEDWARR
Recvd: 01/05/07 10:09 3 pgs
Fees:18.00 Taxes:362.60
20070105-0002151

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Johnny L. Russell	**same**	**42-8-110**
316 Nesbitt Lane		
Madison, TN 37115		

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,

Svetlana Frateva, unmarried, n/k/a Lana Beddow, an unmarried woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Johnny L. Russell, an unmarried man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All Restrictions of record in Book 6148, page 537, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **316 Nesbitt Lane**
Madison, TN 37115

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 not 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 ever 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 **28th day of December, 2006.**

Svetlana Frateva n/k/a Lana Beddow by Allen Denkins, her Attorney in Fact

Svetlana Frateva n/k/a Lana Beddow by Allen Denkins, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of **December, 2006**, before me personally appeared **Allen Denkins,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Svetlana Frateva n/k/a Lana Beddow** , and who acknowledged that **he** executed the same as the free act and deed of **Svetlana Frateva n/k/a Lana Beddow.**

Witness my hand and official seal at Madison TN

This 28th day of December, 2006.

T. Garrison
Notary Public

T. GARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

My Commission Expires: _____

Exhibit "A"

Being Lot No. 6-B Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59, and 60, Heritage Place of record in Plat Book 6250, page 632, amending Plat Book 5200, page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Svetlana Frateva, unmarried, by Warranty Deed from Sheryl D. Stroud, unmarried, filed for record 01/26/94 in Book 9229, page 847, Re-recorded in Book 9310, page 832, Register's Office for Davidson County, Tennessee.

Svetlana Frateva, is now known as Lana Beddow.