WARRANTY DEED

P-07-1232

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires MAY 24

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nasar Adeeb	Bank of America	
1232 Alandee Street	(NAME) 900 W Trade Street	52-13B-296 CO
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATERYNA DANYLOVA, Married AND EGOR P. DANYLOV, Married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NASAR ADEEB AND GEHAN KHIERY, husband/wife hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 27, ON A PLAN OF RIVER GLEN, PHASE III, SECTION 3 OF RECORD IN INSTRUMENT NO. 20020917-0113232, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KATERYNA DANYLOVA, UNMARRIED AND EGOR P. DANYLOV, UNMARRIED, WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, RECORDED ON THE 20TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030620-0085694, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

The Subject property is not the primary residence of the said Kateryna Danylova or her spouse.

The subject property is not the primary residence of the spouse of the said Egor P. Danylov.

unimproved ( )
This is improved (X) property, known as 1232 Alandee Street, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 02/27/07 12:05 2 pgs
Fees:13.00 Taxes:536.50

20070227-0024142

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/our hand(s) this 21st day of February, 2007.

Kateryna Danylova by Egor Danylov Attorney in Fact

Kateryna Danylova by Egor P. Danylov Attorney in Fact

Egor P. Danylov

STATE OF Tennessee

COUNTY OF Davidson

I, Robyn Dubray, a Notary Public of the County and State first above written, do hereby certify that Kateryna Danylova unmarried Egor P. Danylov unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of February, 2007

Robyn Dubray

Notary Public

My Commission Expires: 5/24/08

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

STATE OF Tennessee

COUNTY OF Davidson

On this the 21 day of February 2007 before me personally appeared Egor P. Danylov to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kateryna Danylova, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 21 day of February, 2007.

Robyn Dubray

Notary Public

My Commission Expires: 5/24/08

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008