Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/07 14:44 2 pgs
Fees:13.00 Taxes:612.35
20070502-0052616

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2007

Notary Public

MY COMMISSION EXPIRES: 11-24-2007
(AFFIX SEAL)

DEBRA MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV 24 2007

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason David Wilson (NAME)	Sun Trust Mortgage, Inc. (NAME)	142-2-166
221 Carriage Drive (ADDRESS)	201 Fourth Avenue North,7th Fl. (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Michael Silver and wife, Eleonora Astafyeva Silver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason David Wilson and wife, Anna Moody Wilson

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 Lot No. 211 on the Plan of Cross Timbers, Section 4, of record in Plat Book 4175, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 211 fronts 82.0 feet on the broken northerly margin of Carriage Drive and extends back 150.0 feet on the easterly line and 150.43 feet on the westerly line to a dead line in the rear, measuring 85.26 feet thereon.

Being the same property conveyed to Michael Silver and spouse, Eleonora Astafyeva by Warranty Deed from Maria Fortenberry, unmarried dated 8/31/00 and recorded on 9/6/00 of record in Instrument No. 20000906-0087912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175, Page 54, said Register's Office, which Plan shows a 40 foot minimum building setback line from Carriage Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot and a 2.5 by 30 foor utility anchor easement located on the southeasterly front corner of said lot.

Eleonora Astafyeva and Eleonora Astafyeva Silver being one and the same person.

unimproved ( )
This is improved (X) property, known as 221 Carriage Drive, Nashville, Tennessee 37209
(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 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 hand s this 30th day of April, 2007

Michael Silver

Eleonora Astafyeva Silver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Silver and wife, Eleonora Astafyeva Silver

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2007.

Commission expires 9-22-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

CHARLES A. SULLIVANT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires