Davidson County DEEDWARR
Recvd: 05/09/07 09:37 2 pgs
Fees:13.00 Taxes:273.80

20070509-0055583

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

**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 |
|---|---|---|
| Eleonora Astafyeva (NAME) | New Owner (NAME) | 129-15-0A-104.00 |
| 21 Vaughns Gap Road, G-104 (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37205 (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, Alexander S. Astafyev and Svetlana Astafyev

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eleonora Astafyeva and husband, Michael Silver

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 104 of Belle Meade Highlands Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shonw on Exhibit A-2 to the Master Deed of record in Book 7091, page 302, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Alexander S. Astafyev by Warranty Deed from Amy Harvey, unmarried dated 3/31/99 and recorded 4/1/99 of record in Book 11411, page 643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Alexander S. Astafyev executes this instrument as Attorney-in-Fact on behalf of Svetlana Astafyev, pursuant to the Power of Attorney being recorded simultaneously herewith in Instrument No. 20070509-0055583 Register's Office for Davidson County, Tennessee.

Property Address is a/k/a 21 Vaughns Gap Road, #104, Nashville, TN 37205.

unimproved ( )
This is improved ( X ) property, known as 21 Vaughns Gap Road, G-104, Nashville, Tennessee 37205
(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

Alexander S. Astafyev

Alexander S. Astafyev
Svetlana Astafyev
By: Svetlana Astafyev by Alexander S. Astafyev
Alexander S. Astafyev, Attorney-in-fact
attorney in fact

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 ~~Svetlana Astafyev~~ Alexander S. Astafyev

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he 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 _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same 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. SULLIVAN, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 30th day of April, 2007, personally appeared before me, Alexander S. Astafyev, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of ~~Alexander S. Astafyev~~ Svetlana Astafyev and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 30th day of April, 2007.

My commission expires 9/22/07

Notary Public

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