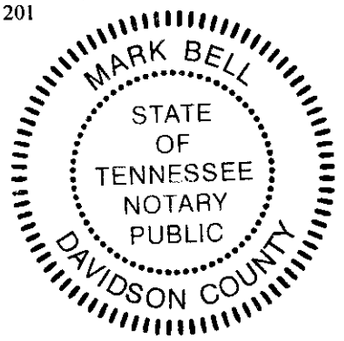
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $67,000.00.

Ernest Avakov
Affiant

Subscribed and sworn before me this the 14th day of May, 2007.

Notary Public
My commission expires:
11/22/08

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ernest Avakov	Countrywide Home Loans, Inc.	102-7-A-52CO
6680 Charlotte Pike, Unit J4	3011 Armory Dr., Suite 120	
Nashville, TN 37209	Nashville, TN 37204	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ben Anderson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ernest Avakov and wife, Ekaterina V. Usok, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Apartment Unit No. J-4, of Westmeade Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended TCA, and established by Master Deed, of record in Book 5923, page 704, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to BEN ANDERSON, by deed from TALTON WILLIAMS, TRUSTEE, of record as Instrument No. 20020916-0112662, dated September 13, 2002, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 6680 Charlotte Pike, Unit J4, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 14th day of May, 2007.

Ben Anderson

Davidson County DEEDWARR
Recvd: 05/16/07 11:58 2 pgs
Fees:13.00 Taxes:247.90

20070516-0058548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ben Anderson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2007.

My commission expires:

11/22/08

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY