Davidson County DEEDWARR
Recvd: 06/12/07 14:06 2 pgs
Fees:13.00 Taxes:591.63
20070612-0070465

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of June, 2007, by and between Derrick M Hurst and Da'nna Hurst, husband and wife, party of the first part, and Atajan Atayev and wife, Rachel Atayev, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hickory Woods Estates, Section C, Phase II, of record in Plat Book 9700, Page 952, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Derrick M. Hurst and wife, Da'nna Hurst by virtue of that certain Warranty Deed dated February 27, 2003, at Instrument No. 20030416-0050662 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 11180, Page 802 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Derrick M Hurst

Da'nna Hurst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Derrick M Hurst and Da'nna Hurst, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of June, 2007.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires September 19, 2009

Property Owner & Address: Atajan Atayev and wife, Rachel Atayev

Tax Parcel No 176050B18600CO

Property Address: 5156 Brookstone Court
Antioch, TN 37013

MAIL TAX BILLS TO: Countrywide Home Loans
2021 N. Gallatin Rd
Ste 292
Madison TN 37115

Firm File #: 20070602

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $159,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of ~~June~~, 2007.

Notary Public

My Commission Expires: 10-12-08

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON