PREPARED BY ~~(AND RETURN TO):~~

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(db) Title No: 48740
Dav. Co. File: Box 8

Return to:
HARRIS TITLE & ESCROW, LLC
40 Burton Hills Blvd., Ste 150
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/11/07 13:41 2 pgs
Fees:13.00 Taxes:814.00
20070711-0082697

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David B. Ledgerwood Adrienne M. Ledgerwood 165 Hicks Road, Unit 10 Nashville, Tennessee 37221	Madison First Financial 801 Springdale Dr. Exton, PA 19341

TAX MAP-PARCEL NUMBERS: 142-11-C-10 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Slava Y. Titov and spouse, Dina C. Titova**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **David B. Ledgerwood and spouse, Adrienne M. Ledgerwood** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Unit No. 10 on the Plan of Aspen Heights, a Planned Unit Development, of record in Book 9700, Page 312, Register's Office for said County to which Plan reference is made for a complete description.

BEING the same property conveyed to Slava Y. Titov and wife, Dina C. Titova by deed dated May 25, 2005 from Rhonda J. Davis of record in Instrument No. 20050526-0059273 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 312, said Register's Office, which Plan shows minimum building setback lines and easements for public utility and drainage purposes to which said Plan reference is made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 10303, Page 698 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 165 Hicks Road, # 10, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 05 day of July, 2007.

Slava Titov

Slava Y. Titov

Dina Titova

Dina C. Titova

State of WASHINGTON
County of Pierce

On this 5 day of July, 2007, before me the undersigned authority, personally appeared Slava Y. Titov to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11.19.2008

Notary

State of WASHINGTON
County of Pierce

On this 5th day of July, 2007, before me the undersigned authority, personally appeared Dina C. Titova Titov to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11.19.2008

Notary

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Sworn and subscribed before me this the 6th day of July, 2007

My Commission Expires: MAY 23, 2008

Notary Public