PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(db) Title No: 49012
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/05/07 11:59 2 pgs
Fees:13.00 Taxes:1517.00
20071105-0130233

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alexander Guskov Liubov Guskova 126 N. Wilson Boulevard Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103120F10300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marc D. Pezzolla, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexander Guskov and spouse, Liubov Guskova** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C of North Wilson Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7205, Page 730, Register's Office for said County, 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 Marc D. Pezzola, unmarried, by deed from Dan A. Hall, Jr. and wife, Julia H. Hall of record in Document No. 20031002-0145897 dated and executed on September 30, 2003 and recorded on October 2, 2003 in the Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan of record in Exhibit "B" to the Master Deed of record in Book 7205, Page 730, said Register's Office, shows an owner's certificate and minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 7205, Page 730, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 126 N. Wilson Boulevard, Nashville, Tennessee 37205.

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 29th day of October, 2007.

Marc D. Pezzolla

State of TENNESSEE
County of DAVIDSON

On this 29th day of October, 2007, before me the undersigned authority, personally appeared Marc D. Pezzolla, 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: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commissior Expires May 2, 2011**

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 $410,000.00.

Natalie Moore
Affiant

Sworn and subscribed before me this the 2nd day of November, 2007.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary Public