THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15289

Record & Return TO:
Bluegrass Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 11/28/07 09:59 2 pgs
Fees:13.00 Taxes:512.45
20071128-0137964

Property Address:
5614 Royal Court, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason Crane, unmarried, and Ashleigh Crane, unmarried**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Boris S. Stoev, unmarried, and Verzhiniya A. Erinozova, unmarried, as Tenants in Common with right of survivorship**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 141, on the Plan of Farmingham Woods, Phase III, as shown by plat of record in Plat Book 7900, Page 554, Register's Office for Davidson County, Tennessee, a Planned Unit Development with its boundary plat at Plat Book 7900, Page 173, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Jason L. Boylan and wife, Pamela K. Boylan, dated October 20, 2003, and recorded October 23, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 20031023-0156940.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 21st day of November, 2007.

_____ {Seal}
Jason Crane

_____ {Seal}
Ashleigh Crane

State of TENNESSEE
County of DAVIDSON

On this the 21st day of November, 2007, before me, the undersigned officer, personally appeared Jason Crane and Ashleigh Crane, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

_____
Notary Public

My Commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $138,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 21st of November, 2007.

_____
Notary Public

My Commission expires: 7-19-2008

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2008

Name of Owner and Property Address:
Boris S. Stoev and Verzhiniya A. Erinozova
5614 Royal Court
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
Boris S. Stoev and Verzhiniya A. Erinozova
5614 Royal Court
Hermitage, TN 37076

Tax Parcel ID#: 087-05-0-A 113.00CO