B04 36

QUITCLAIM DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ NONE. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF FEBRUARY 2008. NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22866SP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Vladimir P. Zheltkov Natalya S. Zheltkova Anatoliy V. Zheltkov 408 Moss Creek Court Nashville, TN 37221	SAME	142-7-B 3 CO

WHEREAS, VLADIMIR ZHELTKOV ("Grantor") executed a contract to acquire real property described hereinafter, and located at 408 Moss Creek Court, Nashville, Tennessee 37221 ("Property") from Deutsche Bank National Trust Company, Trustee ("Deutsche Bank"), pursuant to a foreclosure sale; and

WHEREAS, Grantor desired and intended to assign a portion of his contract rights to his wife, NATALYA S. ZHELTKOVA, and to his son, ANATOLIY V. ZHELTKOV (said Natalya S. Zheltkova and Anatoliy V. Zheltkov being referred to hereinafter as "Grantees"), such that Grantor and Grantees would each acquire and own a one-third undivided interest in the Property as tenants in common; and

Davidson County DEEDQC
Recvd: 02/28/08 14:08 3 pgs
Fees:17.00 Taxes:0.00
20080228-0019810

WHEREAS, Grantor and Grantees, acting collectively, executed a Note secured by a Deed of Trust, of record as Instrument No. 20071206-0141461, Register's Office for Davidson County, Tennessee, for the purpose of financing their acquisition of said property; and

WHEREAS, Deutsche Bank failed or refused to deed the Property to Grantor and Grantees as tenants in common, but instead, deeded the property only to Grantor pursuant to a Special Warranty Deed of record as Instrument No. 20071206-0141460, notwithstanding the intention and desire of Grantor and Grantees that the Property be deeded to each of the said three parties as tenants in common; and

WHEREAS, Grantor and Grantees hereby desire to correct the failure or refusal of Deutsche Bank to deed the Property to them as tenants in common,

NOW, THEREFORE, FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **"Grantor"**, by these presents, does hereby quitclaim, grant and convey unto

Vladimir P. Zheltkov and wife, Natalya S. Zheltkov and Anatoliy V. Zheltkov, unmarried, a one third undivided interest each, their successors and/or assigns, all interest in and to the following land in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Revised Plan of Moss Creek Plantation of record in Book 6900, page 608, Register's Office for Davidson County, Tennessee, to which Plan reference is made for complete description, together with an easement for driveway purposes granted in Book 7609, page 634, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Vladimir Zheltkov by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL1, a corporation organized and existing under the laws of the United States of record as Instrument No. 20071206-0141460, Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 22 day of February 2008.

Vladimir Zheltkov

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22 day of February 2008, before me personally appeared Vladimir Zheltkov, 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 that he executed the same as his free act and deed.

Notary Public

My Commission Expires: 11/14/09

TRACY J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The undersigned confirm, acknowledge and accept the foregoing facts and conveyance.

Natalya S. Zheltkova

Anatoliy V. Zheltkov

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of February 2008, before me personally appeared Natalya S. Zheltkova 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 that she executed the same as her free act and deed.

Notary Public

TRACY J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/4/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of February, 2008, before me personally appeared Anatoliy V. Zheltkov, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

TRACY J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/4/09