B0436

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $286,000.00.

Affiant

Subscribed and sworn to me on March 7, 2008.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/10/08 13:51 3 pgs
Fees:18.00 Taxes:1058.20

20080310-0024047

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23059SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey K. Martinez Cynthia M. Martinez 408 Moss Creek Court Nashville, TN 37221	SAME AS NEW OWNER	142-07-B-3

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Vladimir P. Zheltkov and wife, Natalya S. Zheltkova, and Anatolly V. Zheltkov, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jeffrey K. Martinez and wife, Cynthia M. Martinez, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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 Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL1, of record as Instrument No. 20071206-0141460 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record as Instrument No. 20080228-0019810 in said Register's Office, Vladimir Zheltkov conveyed said property to Vladimir Zheltkov and wife, Natalya S. Zheltkova, and Anatolly V. Zheltkov.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

3. Matters shown on plan of record in Plat Book 21, page 27, in the Register's Office for Williamson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 1266, page 776, as amended in Book 1356, page 716, in the Register's Office for Williamson County, Tennessee.
5. Charter of Stonebridge Park Homeowners' Association of record in Book 1264, page 871, in said Register's Office.

This property is also known as improved property located at 408 Moss Creek Court, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on March 7, 2008.

Vladimir P. Zheltkov

Natalya S. Zheltkova

Anatolly V. Zheltkov

By: Vladimir P. Zheltkov Attorney-In-Fact
Vladimir P. Zheltkov, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 7, 2008, before me personally appeared Vladimir P. Zheltkov and Natalya S. Zheltkova to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 7, 2008.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vladimir P. Zheltkov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument on behalf of Anatolly V. Zheltkov, as his Attorney in Fact, as the free act and deed of the within named Anatolly V. Zheltkov.

Witness my hand and official seal this 7th day of March 2008.

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 10, 2010
STATE OF TENNESSEE