Record 1st

State of Tennessee
County of

The actual consideration or value whichever is greater is $330,000.00

Subscribed and sworn before me this the 21st day of February, 2008.

Affiant

Notary Public

(Affix Seal)

My Commission Expires JULY 22, 2009

WARRANTY DEED

This instrument prepared by: 700813

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Yuriy Gaydamachenko
4901 Centennial Boulevard
Nashville, TN 37209

Map 91, Parcel 44

Send tax bills to:
Yuriy Gaydamachenko
3012 Greenwood Drive
Hermitage TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Fuad Askerov and wife, Emma Saakova and Alahverdi Askerov and Isfira Askerova, as Joint Tenants Wit Right of Survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO
GAYDAMACHENKO

Yuriy Gaydamachenko and wife, Olena Samokhina Yuriy

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being part of Block B as shown on Plan No. 2 of West Nashville, of record in Book 59, page 172, Register's Office for Davidson County, described as follows:

Beginning at the northwest corner of Louisiana Avenue and 49th Avenue, North; thence with the westerly margin of said 49th Avenue northerly 71.5 feet to the southerly margin of Centennial Boulevard; thence with said margin westerly 275.5 feet to the northerly margin of Louisiana Avenue; thence with the northerly margin of said Avenue easterly 264.5 feet to the beginning.

Being all of the property conveyed to Fuad Askerov and wife, Emma Saakova and Alahverdi Askerov and Isfira Askerova, as Joint Tenants with Right of Survivorship by Deed of record in Instrument No. 20070302-0026197; dated 3/2/07; said Register's Office.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 4901 Centennial Boulevard, Nashville, TN, 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 03/11/08 13:53 2 pgs
Fees:13.00 Taxes:1221.00
20080311-0024551

Subscribed and sworn before me this the 21st day of February, 2008.

Fuad Askerov

Alahverdi Askerov

Emma Saakova

Isfira Askerova

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Fuad Askerov and wife,, Emma Saakova and Alahverdi and Isfira Askerova, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 2008.

My commission expires:

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public