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. N15393

Davidson County DEEDWARR
Recvd: 06/16/08 15:01 2 pgs
Fees:13.00 Taxes:591.63

20080616-0061977

Property Address:
2909 Summer Hollow 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, **Amanda James and husband, Randall James**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Pavel V. Komarov, unmarried,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 138, on the Plan of Section Four, Truxton Park, as shown by plat of record in Plat Book 200205, Page 006443, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Beazer Homes Corporation dba Phillips Builders, dated March 25, 2003, and recorded April 7, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 20030407-0046051.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's 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 2008 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 28 day of March, 2008.

{Seal}
Amanda James

{Seal}
Randall James

State of TENNESSEE
County of DAVIDSON

On this the 28 day of March, 2008, before me, the undersigned officer, personally appeared Amanda James and Randall James, 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: 11/22/2010

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $159,900.00 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 28th of March, 2008.

Notary Public

My Commission expires: 5/24/08

Name of Owner and Property Address:
Paul Komarov aka Pavel V. Komarov
2909 Summer Hollows Court
Hermitage TN 37076

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 20[illegible]

Person Or Entity Responsible For Payment Of Taxes:
Paul Komarov aka Pavel V. Komarov
2909 Summer Hollows Court
Hermitage TN 37076

Tax Parcel ID#: 064-16-0-D 205.00 CO