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20080722-0075213

TENNESSEE
SPECIAL WARRANTY DEED

*TO BE RECORDED IN THE **DAVIDSON** COUNTY REGISTER'S OFFICE*
RETURN TO PREPARER AFTER RECORDATION.
THIS INSTRUMENT WAS PREPARED BY:

Raymond E. Lacy, Attorney
LACY, MOSELEY & CROSSLEY, P.C.
Suite 2102, Riverview Tower
900 South Gay Street
Knoxville, Tennessee 37902

The preparer of this instrument has not conducted an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

Name and address of Grantee/Property Owner:
Diana V. Ishkhanyan, unmarried and, Roman Novikov, unmarried, 3880 Priest Lake Drive, Unit 41 Nashville, TN 37217

Name and address of entity responsible for payment of realty taxes if different from Grantee:

Affidavit of Value or Consideration

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$58,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me, this 21st day of July, 2008.

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Affiant

Notary Public

My Commission Expires: 7/16/11

THIS SPECIAL WARRANTY DEED, made this 17th day of July, 2008, by and between **SunTrust Bank, A Georgia Banking Corporation** of Richmond City, ~~County~~, State of Virginia, (herein called "Grantor"), and **Diana V. Ishkhanyan, unmarried and, Roman Novikov, unmarried** of **Davidson** County, State of **Tennessee**, (herein called "Grantee").

WITNESSETH:

THAT SAID Grantor, for and in consideration of the sum of ten and no/100 ($10.00) dollars and for other good and valuable considerations in hand paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby bargain, sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead, redemption, year's support and all other marital rights, the following described real property ("Demised Premises"), to wit:

Demised Premises:

Land in Davison County, Tennessee, being Town House #41, Building #16 on the Plan of Phase 1, Condominium Townhouses, Priest Lake Park, plat of record as Book 4460, Page 88 and by Master Deed and By-Laws at Book 4651, page 412, establishing a Horizontal Property Regime.

Being the same property conveyed to SunTrust Bank from I. Dyke Tatum, Substitute Trustee by Substitute Trustees Deed dated July 11, 2008 and recorded _____ in Instrument No. 20080722-0075212 , in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed of record in Deed Book 4651, page 412, By-Laws of record in Book 4651, page 420, amended in Book 5083, page 417 and amended in Book 8115, page 838. Rules and Regulations of record in Book 7679, page 173 and amended in Book 8115, page 849, said Register's Office, Register's Office for said County.

Restrictive Covenants of record in Deed Book 9507, Page 606, Register's Office of said County.

Subject to boundary plat of record in Book 4460, page 79, said Register's Office .

Subject to plat of record in Plat Book 4460, page 88 and Master Deed and By-Laws of record in Book 4651, page 412, said Register's Office.

Tax Parcel Identification Number of Demised Premises: **136 03 0A 125**
Street Address of Demised Premises: **3880 Priest Lake Drive, Unit 41 Nashville, TN 37217**

SUBJECT TO any and all matters, conditions, limitations, reservations, set back requirements, easements, restrictions and encumbrances shown on or relating to any subdivision plat of the Demised Premises of record and any survey referred to herein.

GRANTEE DOES hereby assume and agree to pay all current year *ad valorem* real property taxes assessed against the Demised Premises, based upon pro ration at closing.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance

TO HAVE AND TO HOLD the Demised Premises to Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever. Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, **that Grantor has full power, authority and right to convey the Demised Premises and that Grantor has not**

heretofore conveyed any rights or interests in the Demised Premises by other instrument or writing to any person. Grantor conveys herewith all right, title and interest previously conveyed in trust to the said trustee or his predecessor in trust and subsequently transferred to Grantor as aforesaid. Grantor makes no further warranties of any kind or nature and the Grantee, by acceptance of delivery hereof acknowledges the limitations of this Special Warranty Deed and accepts the Demised Premises in its present condition, AS IS AND WITH ALL FAULTS, and with Grantee acknowledging that Grantee has inspected or has had the reasonable opportunity to inspect the Demised Premises and to conduct any environmental tests or other third party examinations thereof.

As used herein the singular shall mean the plural and the plural the singular, and any pronoun shall include the masculine, feminine or neuter gender as required by the context hereof.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused this Special Warranty Deed to be executed by a duly authorized representative, this the date first above-written.

GRANTOR:

SunTrust Bank

By: _____

Its: Vice President

STATE OF Virginia §
City §
~~COUNTY~~ OF Richmond §

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Wayne A. Machol, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the Vice President of the Maker, **SunTrust Bank,** a Georgia Banking Corporation or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

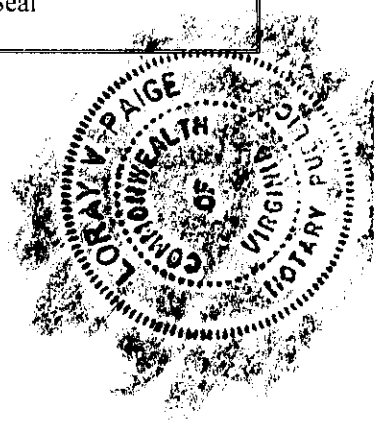
Witness my hand at office this the 17th day of July, 2008.

My Commission Expires: 10/31/2011

_____
Notary Public

Seal

LORAY V. PAIGE
Notary Public
Commonwealth of Virginia
7111403
My Commission Expires Oct 31, 2011



I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY