Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2008.

Notary Public
My commission expires: 7.03.12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 08/18/08 16:02 2 pgs
Fees:13.00 Taxes:851.00
20080818-0084879

06-0807-73103

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Oleg Tikhomirov	Regions Bank	103-10-0-079.00
5709 Vine Ridge Drive	2050 Parkway Office Circle	
Nashville TN 37205	Birmingham. AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carol F. Smith and husband, Carl F. Smith, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Oleg Tikhomirov, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 74, on the Plan of Section 4, Brookside Courts, Addition No. 4, of record in Book 2083, Page 59, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol F. Smith and husband, Carl F. Smith, Jr. by deed from James T. Neeley and wife, Margaret L. Neeley, dated June 29, 1998, recorded July 7, 1998 of record in Book 11010, Page 900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5709 Vine Ridge Drive, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22nd day of July, 2008.

Carol F. Smith by Carl F. Smith Jr.

Carol F. Smith

by Carl F. Smith Jr.
as Attorney in Fact

Carl F. Smith, Jr.

Recorded in Instru. # 20080718-0074169 in Register's Office Davidson Cty TN.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carl F. Smith, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Carol F. Smith and that he is authorized by Carol F. Smith to execute this instrument on her behalf.

Witness my hand in Mt. Juliet, TN, this 22nd day of July, 2008.

Kathleen Tomlinson

My Commission expires 1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012