PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 08/19/08 12:56 3 pgs
Fees:18.00 Taxes:732.60
20080819-0085226

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: DM Title No: 49553

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amy Butts 2513 Devon Valley Drive Nashville, Tennessee 37221	Same

TAX MAP-PARCEL NUMBERS: 142160D0100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$198,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sergei N. Tikhonenkov, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Butts** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee County, Tennessee, being Lot No. 39 on the Plan of Devon Valley, Phase I of record in Book 7900, page 458, Register's Office for said County.

Said Lot No. 39 fronts 53.00 feet on the northwesterly margin of Devon Valley Drive and extends back between parallel lines 100.00 feet to a dead line in the rear.

Being the same property conveyed to Sergie N. Tikhonenkov, an unmarried man by warranty deed from Deena Krishna (formerly known as Deena Isa) dated June 13, 2003 and recorded on July 8, 2003 of record in Doc. No. 20030708-0094127, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 458, said Register's Office, which Plan shows a minimum building setback lines and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7517, page 283, Book 7517, page 367, Book 8120, page 402 Book 8120, page 485 Book 8180, page 222 Book 8180, page 230 Book 8180, page 232 Book 8712, page 618 Book 8712, page 620 Book 8796, page 410 Book 8796, page 416 Book 9150, page 182, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Sergei N. Tikhonenkov by Paul Bukengolts pursuant to a Power of Attorney executed by him on the 6th day of August, 2008 of record in Instrument No. 20080819008522 5 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 2513 Devon Valley Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 2008 .

Sergey N. Tikhonenkov

Sergei N. Tikhonenkov By: Paul Bukengolts, Atty-in-Fact by Paul Bukengolts ATF

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $198,000.00

Affiant

Sworn and subscribed before me this 15th day of August, 2008

Notary Public

My Commission Expires: 3-20-2010

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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 **Paul Bukengolts**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sergei N. Tikhonenkov** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

EXHIBIT "A"

To
Warranty Deed

FROM: Sergei N. Tikhonenkov , unmarried

TO: Amy Butts

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Paul Bukengolts, Affiant

Sworn to and subscribed before me this 15th day of August, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011