08-09-018

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/28/08 09:36 2 pgs
Fees:13.00 Taxes:510.23
20081028-0107377

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $137,900.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2008.

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 01/03/2011

02-0809-46257

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Alexander Ostrovsky	SUNTRUST MTG. INC.	150-11-0-285.00
5913 Belle Oaks Place	1026 17th Ave. S.	
Nashville TN 37013	Nashville, TN 37212	

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, Keith A. Twitchel, married and Juanita M. Twitchel, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alexander Ostrovsky and wife, Sara Ostrovsky, 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. 22, on the Plan of Belle Oaks Subdivision, Phase 1 (formerly Mt. View and Acura Subdivision), of record in Book 6900, Page 768, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith A. Twitchel and Juanita M. Twitchel, both unmarried, by deed from Michael K. Kane and wife, Elizabeth A. Kane, dated June 25, 1999, recorded July 2, 1999, of record in Book 11556, Page 518, Register's Office for Davidson County, Tennessee.

Mary Twitchel, spouse of Keith A. Twitchel, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

Juanita M. Twitchel warrants that subject property is not her primary residence, nor the primary residence of her spouse, if any.

This instrument is being executed in behalf of Juanita M. Twitchel, pursuant to Power of Attorney executed by same on the 8th day of August, 2008, 2008, and being filed for record in Instrument No. 20081028-0107376, and being recorded simultaneously herewith.

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 5913 Belle Oaks Place, Nashville, TN 37013

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 27th day of October, 2008.

Keith A. Twitchel

Juanita M. Twitchel, by Keith A. Twitchel,
Her attorney in fact

Attorney in fact

Mary Twitchel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Keith A. Twitchel and Mary Twitchel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of October, 2008.

State of Tennessee at Large

My Commission expires
1/23/10

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee

COUNTY OF Williamson

On this 27th day of October, 20 08, before me personally appeared Keith A. Twitchel, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Juanita M. Twitchel, and who acknowledged that he executed the same as the free act and deed of said Juanita M. Twitchel.

WITNESS my hand, at office, this 27th day of October, 2008.

Notary Public
My commission expires: 1/23/10

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, 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.

KRIS MORSS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, KRIS MORSS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/3/11

Notary Public

ALEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON