Boy 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100073612 DEEDWARR
Recvd: 11/19/10 14:55 4 pgs
Fees:23.00 Taxes:451.40
20101119-0092816

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $122,000.00.

Affiant

Subscribed and sworn to me on November 19, 2010.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24789SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Vladimir Zheltkov Natalva S. Zheltkov 200 Forrest Valley Circle Nashville, TN 3709	SAME AS NEW OWNERS	142-11-149

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bruce Johnson, Anne O'Leary, David Johnson and Doug Johnson, Heirs-at-Law of Brian P. Johnson, deceased, and Suzanne Glass, Frank Perrone, Jim Perrone, Tom Perrone, Robert Perrone and Andy Perrone, Heirs-at-Law of Cecile A, Johnson, deceased, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Vladimir Zheltkov and wife, Natalva S. Zheltkov, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Valley West, Section 6, of record, in Book 5050, page 60, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Brian P. Johnson and wife, Cecile A. Johnson, by Deed from Steven E. Byars and wife, Gretchen J. Byars, of record in Book 10176, page 818, in the Register's Office for Davidson County, Tennessee. The said Brian P. Johnson and wife, Cecile A. Johnson died simultaneously on February 1, 2010, intestate. By Disclaimer of Interest in Decedent's Estate of record as part of Docket No. 10P-285 in the Probate Clerk's Office for said County, and as Instrument No. 20100727-0058961 in said Register's Office, Mary Louise Davis renounced and disclaimed her interest as the sole heir of Brian Patrick Johnson, passing her one-half interest to Bruce Johnson, Anne O'Leary, David Johnson, and Doug Johnson, in equal shares. The heirs-at-law of Cecile A. Johnson are Suzanne Glass, Frank Perrone, Jim Perrone, Tom Perrone, Robert Perrone, and Andy Perrone.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been paid by the seller and subsequent years assumed by the Grantees; and
2. Subject to matters shown on Plan of record in Book 5050, page 60, in the Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7224 Birch Bark Drive, Nashville, TN 37211.

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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands on November 18, 2010.

Bruce Johnson By Anne O'Leary
Bruce Johnson, Attorney-In-Fact
By Anne O'Leary, Attorney-In-Fact

Anne O'Leary
Anne O'Leary

David Johnson By Anne O'Leary
David Johnson, Attorney-In-Fact
By Anne O'Leary, Attorney-In-Fact

Doug Johnson By Anne O'Leary
Doug Johnson, Attorney-In-Fact
By Anne O'Leary, Attorney-In-Fact

Suzanne Glass
Suzanne Glass

Frank Perrone, by Suzanne Glass, Attorney In Fact
Frank Perrone,
By Suzanne Glass, Attorney-In-Fact

Jim Perrone by Suzanne Glass, Attorney In Fact
Jim Perrone,
By Suzanne Glass, Attorney-In-Fact

Tom Perrone by Suzanne Glass, Attorney In Fact
Tom Perrone,
By Suzanne Glass, Attorney-In-Fact

Robert Perrone by Suzanne Glass, Attorney In Fact
Robert Perrone,
By Suzanne Glass, Attorney-In-Fact

Andy Perrone by Suzanne Glass, Attorney In Fact
Andy Perrone,
By Suzanne Glass, Attorney-In-Fact

STATE OF Indiana)
COUNTY OF Boone)

On this 18th day of November, 2010, before me personally appeared Anne O'Leary, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 18th day of November 2010.

NOTARY PUBLIC

My Commission Expires: 9-12-12

STATE OF Indiana)
COUNTY OF Boone)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne O'Leary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Bruce Johnson, David Johnson and Doug Johnson, as their Attorney in Fact, as the free act and deed of the within named Bruce Johnson, David Johnson and Doug Johnson.

Witness my hand and official seal this 18th day of November 2010.

NOTARY PUBLIC

My Commission Expires: 9-12-12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19 day of November, 2010, before me personally appeared Suzanne Glass, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 19 day of November 2010.

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

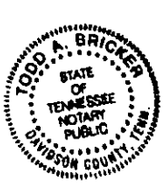
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne Glass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Tom Perrone, Frank Perrone, Andy Perrone, Jim Perrone and Robert Perrone, as their Attorney in Fact, as the free act and deed of the within named Tom Perrone, Frank Perrone, Andy Perrone, Jim Perrone and Robert Perrone.

Witness my hand and official seal this 19 day of November 2010.

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE