WARRANTY DEED BOOK 8757 PAGE 648

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Iunian Gherghescu and wife, Lorenta Gherghescu 107 KEETON AVE. OLD HICKORY TN. 37138	~~BANC~~ NATIONS BANC MTG. P.O. BOX 353 LOUISVILLE KY. 40201-0353	Map 86-10 Parcel 50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $48,150.00.

Lorenta Gherghescu
Affiant

Subscribed and sworn to before me this 15th day of October, 1992.

Notary Public

My Commission Expires: March 26, 1994

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, including the assumption by the grantee of a Deed of Trust Note secured by an instrument of record in Book 5527, Page 134, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, We, Jess Shearin and wife, Carolyn, referred to hereinafter as Grantors, have bargained and sold, and by these presents do transfer and convey unto Iunian Gherghescu and wife, Lorenta Gherghescu, hereinafter referred to as Grantees, their heirs, 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. 78 on the Plan of Chapelwood Section 2, of record in Book 5200, page 83, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Jess S. Shearin by deed from Gary P. Spoleta and wife, Carol T. Spoleta, of record in Book 6322, page 364, said Register's Office.

This conveyance is subject to the following:

1. The Plan of record in Book 5200, page 83, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Magnum Drive and a 20 foot easement for public utility and drainage purposes along the rear line of said lot and a 10 foot minimum building setback line from Albee Drive.

2. Restrictive covenants contained in instrument of record in Book 5333, Page 315 and Book 6234, Page 193, said Register's Office.

This is improved property known as 3557 - 3559 Albee Drive, Hermitage, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as herein set forth above.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of October, 1992.

Jess S. Shearin

Carolyn Shearin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of October, 1992, before me personally appeared Jess S. Shearin and wife, Carolyn Shearin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 15th day of October, 1992.

Notary Public

My Commission Expires:

March 26, 1994

0931 10/15 0101 03CHECK 186.97

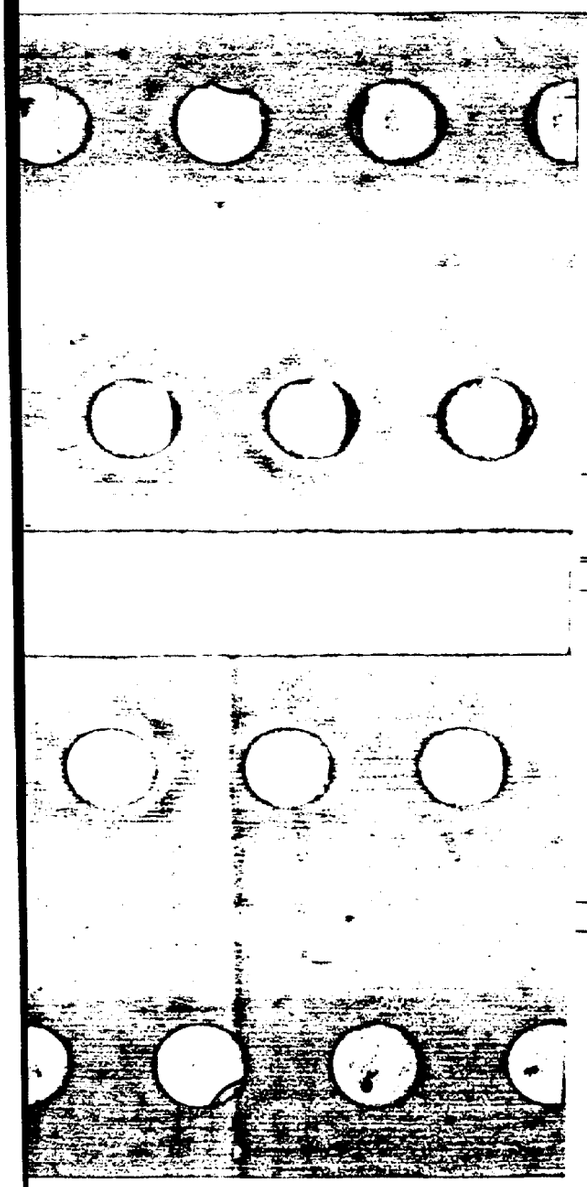
55078

IDENTIFI REFERENCE

OCT 15 11 40 AM '92

DAVIDSON COUNTY, TN

PICK-UP



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8757 PAGE 650

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48150.00
CON TX 177.97
PRFEE 1.00
WDEED 8.00
TOTAL 186.97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 186.97

10/15/92 01 11:41 0001 0931

55078

TENNESSEE REFERENCE

OCT 15 11 40 AM '92

DAVIDSON COUNTY, TN

No. 580422