OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2383833

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Costel Balanescu
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th DAY OF December, 19 94

NOTARY PUBLIC

My Commission expires: 1-27-96

(615) 385-2804 THIS INSTRUMENT PREPARED BY TNSupCt#3143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Costel Balanescu (NAME)	NATIONAL CITY MORTGAGE CO. (NAME)	133-1-340
541 Drake Ave. (ADDRESS)	P. O. Box 1820 (ADDRESS)	6DA-37514
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dayton, OH 45401-1820 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 42,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we I, Marbut Glenn Gaston, Jr., Trustee, with full powers to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary of the Trust hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Costel Balanescu

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 2-A** on the plan of Zone Lot Division of Lots 1,2,3, and 4 of the resub of Lots 39 & 40 **H.G.McNabb's** Subdivision as of record at **Book 6250, page 546,** Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being part of the same property conveyed to the grantor herein by deed as of record at Book 4976, page 660, said Register's Office.

This conveyance is subject to 1995 and future year's property tax and to those matters identified in Schedule B of the title insurance commitment delivered to the grantee this date, Old Republic Title Ins. Co number SV 2383833.

~~unimproved~~ (XX)
This is improved (X) property, known as 541 Drake Ave., Nashville, TN 37211
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 this 20th day of December, 19 94.

Trustee
Marbut Glenn Gaston, Jr., TRUSTEE

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9551 PG 622

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marbut Glenn Gaston, Jr., Trustee, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of December, 1994.

My Commission expires:
1-27-96

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

18976

IDENTIF. & REFERENCE

FILED DEC 21 AM 8:43

DAVIDSON COUNTY, TN.

PICK-UP

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

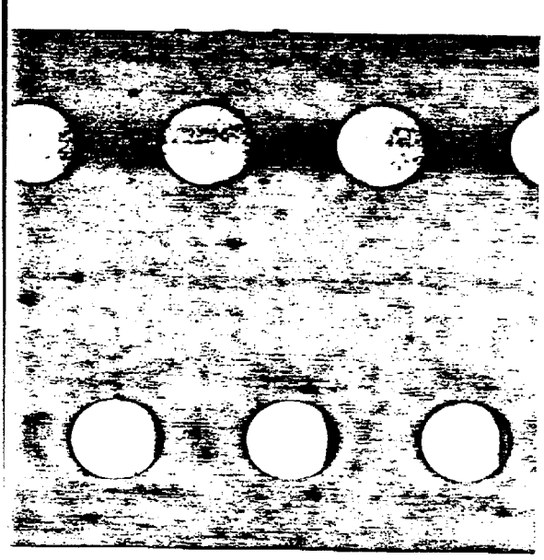
My Commission expires:

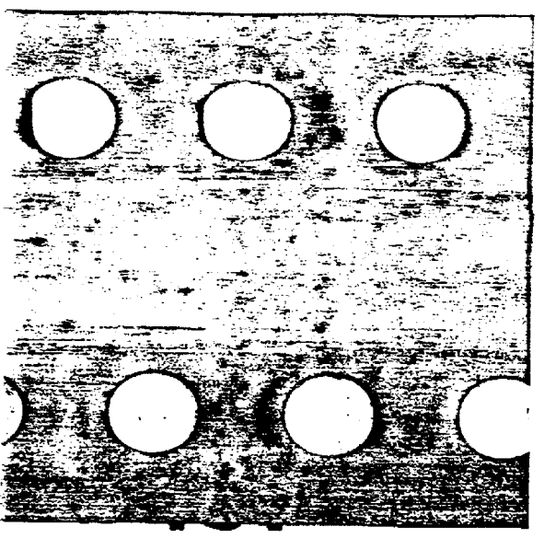
_____

Notary Public

50 12/21 4101 030 CK

136.25





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

RECEIVED OF _____

FOR _____

BOOK 9551 PG 623

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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 8.00
TOTAL 166.25
CHECK 166.25

12/21/94 01 08:44 0001 5018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18976
IDENTIF. ↗ REFERENCE

94 DEC 21 AM 8:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 864949