BOOK 10760 PG 206 FILE BOX 45

# WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Ioan Moga
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ioan Moga | New South Federal Savings Bank | MAP 87-5-A |
| (NAME) | (NAME) | |
| 4059 Framingham Woods Drive | 1900 Crestwood Boulevard | PARCEL 125CO |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Birmingham, AL 35283-0180 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Craig R. Steinitz and wife, Deborah L. Steinitz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ioan Moga and wife, Livia Moga

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 153, on the plan of Farmingham Woods, Phase III, of record in Book 7900, Page 554, Register's Office for Davidson County, Tennessee, a P.U.D. with its boundary plat at Book 7900, Page 173, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Craig R. Steinitz, a married man by deed from Phillips Builders, Inc., of record in Book 9628, Page 857, Register's Office for said County.

Power of Attorney of Record in Book 10760, Page 205, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 8238, Page 176; and as amended in Book 8351, Page 533; Book 8423, Page 784; Book 8424, Page 426; Book 8447, Page 635; Book 8702, Page 528; Book 9006, Page 409; and Book 9006, Page 414, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 4059 Farmingham Woods Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand S. this 14th day of January 19 98

Craig R Steinitz by Joan J Howard atty in fact
Craig R. Steinitz

Deborah L Steinitz by Joan J Howard atty in fact
Deborah L. Steinitz

FILE BOX 45

BOOK 10760 PG 207

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

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, Fran Haworth, 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 Craig R. Steinitz and wife, Deborah L. Steinitz as their Attorney in Fact as the free act and deed of the within named Craig R. Steinitz and wife, Deborah L. Steinitz. Witness my hand and official seal at Nashville, Tennessee the 14th day of January, 1998.

My Commission Expires: January 20, 1999

_____

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

98 JAN 16 PM 3:09

0390923

IDENTIF. & REFERENCE

2900 01/16 0101 03CHECK 415.63

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

RECEIVED OF _____

FOR _____

BOOK 10760 PG 208

| | | |
|---|---|---|
| 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
109900.00
CON TX 406.63
PRFEE 1.00
WDEED 8.00
TOTAL 415.63
CHECK 415.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/16/98 01 15:15 0001 2900

0390923
IDENTIF. & REFERENCE

98 JAN 16 PM 3:09

REGISTER
DAVIDSON COUNTY, TN.

**No.**1243530