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BOOK 11439 PG. 894

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **April, 1999** between DENNIS N. JOHNSON and SANDRA A. JOHNSON, HUSBAND AND WIFE, GRANTORs, and IUNIAN GHERGHESCU and LORENTA GHERGHESCU, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DENNIS N. JOHNSON and SANDRA A. JOHNSON, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto IUNIAN GHERGHESCU and LORENTA GHERGHESCU, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1913-1915 WESTCHESTER, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B"

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Dennis N. Johnson
DENNIS N. JOHNSON Signature of Seller

Sandra A. Johnson
SANDRA A. JOHNSON

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 APR 20 PM 3:13
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

RECEIVED
REFERENCE
057764485

4949 04/20 0101 03CHECK 225.80

TAI

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11439 PG. 895

Personally appeared before me, a Notary Public of said County and State, DENNIS N. JOHNSON and SANDRA A. JOHNSON, HUSBAND AND WIFE, the within named bargainor, 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 for the purposes therein contained.

Witness my hand at office, this **15th** day of April, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

IUNIAN GHERGHESCU and LORENTA GHERGHESCU, HUSBAND AND WIFE

~~107 KEATON~~ P.O. Box 1415
~~OLD HICKORY, TN 37138~~ MADISON, TN 37116-1415

Property Address:

1913-1915 WESTCHESTER
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: **MAP 050-02-0, PARCEL 050.00**

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred (whichever is greater is **$57,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant Iunian Gherghescu

Sworn to and subscribed before me, a Notary Public, this **15th** day of **April, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RECORDERS MEMO
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EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Willow Creek Subdivision, Section II, as of record in Plat Book 5200, page 630, Register's Office for said County, in which plan reference is made for a more complete description.

BEING a portion of the same property conveyed to DENNIS N. JOHNSON and SANDRA A. JOHNSON, HUSBAND AND WIFE, by QUITCLAIM Deed from CHAD N. JOHNSON, UNMARRIED, of record in Deed Book 10922, Page 329, Register's Office for DAVIDSON County, Tennessee.

RECORDER'S NOTE
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PRINTING IN THIS DOCUMENT
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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11439 PG. 897

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0576485

IDENTIFICATION REFERENCE

99 APR 20 PM 3:13

REGISTER
DAVIDSON COUNTY, TN.

MAMT 57000.00
COR TX 210.90
PRFEE 1.00
TDEED 12.00
CFEE 2.00
CANCEL

04/20/99 01 15:16 0001 4845
CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 225.90
CHECK 225.90
04/20/99 01 15:16 0001 4946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474899