WARRANTY DEED

BOOK 11450 PG. 997

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF April 19 99
Notary Public
MY COMMISSION EXPIRES: 1/27/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FLORINEL T. CIMPEAN (NAME)	Owner (NAME)	MAP 53-5
409 QUANTO COURT (ADDRESS)	112 Connie Drive (ADDRESS)	PARCEL 25
MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (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, WALTER R. DOWLEN AND WIFE, JEANINE C. DOWLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FLORINEL T. CIMPEAN AND WIFE, MIHAELA CIMPEAN

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:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot Number 115, Sequoia Valley Subdivision, Section 3, as of record in Book 4460, page 83, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin on the southern margin of Quanto Court, being the common corner of Lots 116 and 115; thence with the common boundary of the two said lots South 64 degrees 31' East 194.5 feet to an iron pin; thence South 60 degrees 39' West 159.7 feet to a concrete monument; thence North 29 degrees 21' West 150 feet to an iron pin in the southerly margin of Quanto Court; thence northeasterly with said margin of said Court 18.9 feet to a concrete monument; thence continuing with said margin of said Court 30.7 feet to the point of beginning.

Being the same property conveyed to Walter R. Dowlen and wife, Jeanine C. Dowlen by deed of record in Book 4731, page 379, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 409 QUANTO COURT, MADISON, TENNESSEE 37115
(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 21st day of April, 19 99

Walter R. Dowlen
WALTER R. DOWLEN

Jeanine C. Dowlen
JEANINE C. DOWLEN

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 WALTER R. DOWLEN AND WIFE, JEANINE C. DOWLEN

the bargainor S AT with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON Tennessee, this 21st day of April 19 99

NOTARY PUBLIC LARGE DAVIDSON COUNTY

Commission expires 7 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

057 9569
INSTRUMENT REFERENCE
99 APR 28 AM 10:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
0209 04/20 0101 03CHECK 362.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11450 PG. 999

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

05795569

IDENTIFICATION REFERENCE

99 APR 28 AM 10:36

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

CART	55000.00
CON TX	351.50
PRFEE	1.00
UCEED	8.00
CFEE	2.00
TOTAL	362.50
CHECK	362.50

04/28/99 -- 01 10:38 0001 8209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478131