THIS INSTRUMENT PREPARED BY:
TISHA C. BALDWIN, ATTORNEY AT LAW
228 JACKSON MEADOWS DRIVE
HERMITAGE, TN 37076

ADDRESS NEW OWNER:
Teodor Veliciu
1826 Lebanon Road
Nashville, TN 37210

MAP/PARCEL NUMBER:
95-09-0-005

SEND TAX BILLS TO:
Teodor Veliciu
6841 N. Kenneth Avenue
Lincolnwood, IL 60712

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 630,000.

Teodor Veliciu
Affiant

Subscribed and sworn to me, this the 20th day of March, 2001.

Mary Emilson Hoo
NOTARY PUBLIC AT LARGE

My Commission Expires:
09.28.02

Davidson County DEEDWARR
Recvd: 03/21/01 15:43 3pgs
Fees:15.00 Taxes:2331.00
20010321-0027514

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, **RALPH R. ROSINBUM and wife, COLLEEN R. ROSINBUM,** hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto **TEODOR VELICIU and wife, DOINA VELICIU**, hereinafter referred to as GRANTEES, their heirs, successors and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, and all improvements thereon (hereinafter referred to as the "Subject Property").

This conveyance is subject to easements, restrictions, reservations, covenants, set-back lines and all other matters of record covering the Subject Property, including without limitation, the Permitted Exceptions set forth in Exhibit "B" hereto and incorporated by this reference.

The Subject Property is improved property known as Donelson Hills apartments, 1826 Lebanon Pike, Nashville, TN 37210. The referenced property as described in Exhibit "A" is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD the Subject Property, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and assigns, forever; Grantors do covenant with Grantees that they are lawfully seized and possessed of the Subject Property in fee simple; has a good right to convey it; and the same is unencumbered, except as herein set out; and Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the Subject Property so said Grantees, their heirs, successors and assigns, against the lawful claims of all persons, except real property taxes for the current year, which have been prorated as of the effective date hereof and are assumed by Grantees.

EXCEPT FOR THE WARRANTY OF TITLE CONTAINED HEREIN, GRANTEES, ACKNOWLEDGE AND AGREE BY ACCEPTING THE WARRANTY DEED THAT GRANTORS MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, RELATING TO THE SUBJECT PROPERTY INCLUDING WITHOUT LIMITATION, ANY REPRESENTATIONS OR WARRANTIES CONCERNING THE NATURE, QUALITY OR CONDITION OF THE SUBJECT PROPERTY, THE SUITABILITY OF THE SUBJECT PROPERTY FOR ANY SPECIFIC PURPOSE OR USE, THE MERCHANTABILITY OR RENTABILITY OF THE SUBJECT PROPERTY OR ANY PART THEREOF, THE ECONOMIC FEASIBILITY OR THE INCOME TO BE DERIVED FROM THE SUBJECT PROPERTY OR ANY PART HEREOF, OR THE COMPLIANCE OF ANY OF THE SUBJECT PROPERTY WITH ANY STATUTE, REGULATION, RULE OR ORDINANCE AFFECTING THE SAME, INCLUDING ANY REPRESENTATION AND WARRANTY REGARDING SOLID WASTE, AS DEFINED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.P.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE SUBJECT PROPERTY, OR ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND REGULATIONS PROMULGATED THEREUNDER. GRANTEES FURTHER ACKNOWLEDGE AND AGREE THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE SUBJECT PROPERTY, GRANTEES ARE RELYING SOLELY ON GRANTEES' OWN INVESTIGATION OF THE SUBJECT PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTORS. GRANTEES FURTHER ACKNOWLEDGE AND AGREE THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE SUBJECT PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTORS HAVE NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MADE NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTEES FURTHER ACKNOWLEDGE AND AGREE THAT THE SALE OF THE SUBJECT PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" CONDITION AND BASIS, WITH ALL FAULTS.

Executed this 19th day of March, 2001, to be effective March 20, 2001.

GRANTORS:

Ralph R. Rosinbum
RALPH R. ROSINBUM

Colleen R. Rosinbum
COLLEEN R. ROSINBUM

STATE OF Washington
COUNTY OF King

Personally appeared before me, Shannen Ayres, Notary Public of said State and County, Ralph R. Rosinbum and wife, Colleen R. Rosinbum, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Washington Mutual, Seattle, this 19 day of March, 2001.

Shannen M. Ayres
Notary Public

My Commission Expires: Sept 5, 2004

Notary Public
State of Washington
SHANNEN M. AYRES
My Appointment Expires Sep 5, 2004

EXHIBIT "A"

BEING a tract of land in the 3rd Civil District (formerly the 15th), of Davidson County, Tennessee, being a part of Lot 3 of the Subdivision of the Old Corley Lands, of record in Minute Book "Y", Page 279, County Court Clerk's Office for Davidson County, Tennessee, being formerly known as the Carioca Apartments, and being presently known as the Donelson Hills Apartments.

SAID tract begins at an iron pin at the intersection of the northwesterly right-of-way line of Lebanon Road the westerly right-of-way line of Omohundro Drive; thence with the northwesterly right-of-way line of Lebanon Road and a curve to the left with a radius of 989.85 feet a distance of 199.34 feet to an iron pin by others on said line; thence N 33 degrees W. 644.96 feet with L.M. McIntire's northeasterly line to an iron pin just past a fence and by some others; thence to the left of said fence approximately parallel to it S 87 degrees 53 minutes E. 417.53 feet with the southerly boundary of Foxwood Subdivision of record in Book 2900, Page 24, R.O.D.C., to an iron pin; thence with the line of Minnie and Odene Foster S 3 degrees 21 minutes W. 77 feet to an iron pin and S 87 degrees 53 minutes E. 165 feet to an iron pin on the westerly right-of-way line of Omohundro Drive; thence with said right-of-way line S 8 degrees 36 minutes W. 349.93 feet to the point of beginning, and containing 4.03 acres, more or less.

BEING the same property conveyed to Ralph R. Rosinbum and wife, Colleen R. Rosinbum by deed from Proud Repurchasers, L.P. Tennessee limited partnership, of record in Book 9320, page 384, Register's Office, Davidson County, Tennessee dated April 21, 1994 and recorded April 22, 1994.

EXHIBIT "B"

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

General or special taxes and easements for 2001, Map & Parcel 95-9-5.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6369, page 504, Register's Office, Davidson County, Tennessee.

Visible Easement for a 2 foot storm drain and an encroachment of old fence (approximately 2 feet) as per deed of record in Book 5944, page 640, Register's Office, Davidson County, Tennessee.