WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/01 14:00 2pgs
Fees:11.00 Taxes:355.20

20010403-0032200

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Cristina Nicolescu.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2001

Jennifer Dunlap
Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Dr Ste 151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cristina Nicolescu (NAME)	Option One Mortgage (NAME)	MAP 162-12-A
208 Brittany Park Circle (ADDRESS)	14520 Avion Parkway, Suite 310 (ADDRESS)	PARCEL 28.00CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Chantilly, VA 20151 (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, Emilia Ewald and husband, Martin Ewald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cristina Nicolescu and husband, Daniel I. Nicolescu

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 Davidson County, Tennessee, BEING Lot No. 28 on the Plan of the Resubdivision of Lots 11 through 30 Brittany Park, Phase 1-A, of record in Book 9700, page 263, Boundary Plat of record in Book 7900, page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Emilia Ciucur, now, Emilia Ewald and husband, Martin Ewald, by deed from Carlton Enterprises, Inc., of record in Book 10730, page 292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions, and Restrictions of record in Book 10016, page 870; Plan of record in Book 9700, page 263, Boundary Plat of record in Book 7900, page 998; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 208 Brittany Park Circle, Antioch, TN 37013
(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 30th day of March, 2001

Emilia Ewald

Emilia Ewald

Martin Ewald by Emilia Ewald atty-in-fact

Martin Ewald

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 Emilia Ewald

the 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 and official seal at Brentwood, Tennessee, this 30th day of March, 2001.

Commission expires 9/25/2004

_____
Notary Public

SANDY S WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25 2004

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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 _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Emilia Ewald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Martin Ewald, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Martin Ewald, the bargainor, by the said Emilia Ewald, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of March, 2001.

_____
Notary Public

My Commission Expires: 9/25/2004

SANDY S WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25 2004