This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ioan Moga
4900 Tulip Grove Lane
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
New South Federal Savings Bank
P.O. Box 830180, 1900 Crestwood Blvd.
Birmingham, AL 35283

MAP **86-4-O**
GROUP **B**
PARCEL **44 co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stacy S. Sward and husband, James R. Sward** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Ioan Moga, married**, hereinafter called the "GRANTEE", his 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. 95 of Sunset Oaks Subdivision, Section 2, 1st Revision, of record in Plat Book 7900, page 942, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Stacy S. Sward and husband, James R. Sward by deed from Frank Batson Homes, Inc. of record in Instrument no. 200003170027664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 4900 Tulip Grove Lane, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/06/01 15:47 2pgs
Fees:13.00 Taxes:665.63
20010806-0084113

WITNESS our hands this the 26th day of July, 2001.

Stacy S. Sward

James R. Sward

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stacy S. Sward and husband, James R. Sward**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of July, 2001.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $179,900.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of July, 2001.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005