PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 06/04/02 11:18 2pgs
Fees:13.00 Taxes:136.90

20020604-0067365

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **May, 2002** between **MUKESH D. BHIKHA and ANNA BHIKHA, husband and wife** , GRANTOR, and **STEFAN PETRESCU and CRISTINA M. PETRESCU, husband and wife** , GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 29 on the Plan of Phase I of Thrible Springs Estate, of record in Book 6900, Page 313, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Mukesh D. Bhikha and wife, Anna Bhikha by deed from Gamar Ashaghi of record in Book 9972, Page 11, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 7231, Page 59, amended in Book 8655, Page 48, re-recorded in Book 8676, Page 537; any and all matters in Plat Book 6900, Page 313 revised in Book 7900, Page 738, Boundary Plat Book 6900, Page 312 revised in Book 7900, Page 861; Charter of record in Book 7148, Page 179, QC (open space) of record in 8655, Page 105; Reservation for the use of a spring of record in Book 1236, Page 696; Easement to State of Tennessee of record in Book 7859, Page 380; Cemetery Easement of record in Book 7143, Page 941; Rights of W.J. Guthrie to a road of record in Book 972, Page 69; Reservation of a 45' right of way of record in Book 7143, Page 941; Deed of Conveyance of record in Book 7593, Page 468 and Book 7593, Page 503; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Resiter's Office for Davidson County, Tennessee

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Jasarene J. Frazier
Mukesh D. Bhikha, Attorney in fact
MUKESH D. BHIKHA
Signature of Seller

Jasarene J. Frazier
Mukesh D. Bhikha, Attorney in fact
ANNA BHIKHA
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this **10th** day of **May, 2002** before me personally appeared NAZARENE JORDAN FRAZIER, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MUKESH D. BHIKHA and wife, ANNA BHIKHA and acknowledged that he/she executed the same as the free act and deed of said MUKESH D. BHIKHA AND WIFE, ANNA BHIKHA

Witness my hand, at office, this **10th** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES: 03-26-05

Name and Address of Property Owner:

STEFAN PETRESCU and CRISTINA M. PETRESCU

Property Address:

105 THRIBLE SPRINGS CT.
NASHVILLE, TN 37211

Person Responsible for Taxes:

SAME

Map # 161-14
Parcel #: 29
Group: A

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$37,000.00** 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

Sworn to and subscribed before me, a Notary Public, this **10th** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES: 03-26-05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076