Fr. Box 346

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/02 09:13 2pgs
Fees:13.00 Taxes:623.08

20021104-0134638

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 2002

Notary Public

MY COMMISSION EXPIRES: November 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calin Neculcea (NAME)	Countrywide Home Loans (NAME)	MAP 149-15-0-A
1553 Bridgecrest Drive (ADDRESS)	P.O. Box 10212 (ADDRESS)	PARCEL 240.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410-0212 (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, Franklin Heritage Homes, L.L.C.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calin Neculcea and wife, Mihaela Neculcea

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:

BEING Lot No. 331, on the Plan of Cambridge Forest, Phase 3, of record in Plat Instr. No. 20010628-0068483, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Franklin Heritage Homes, L.L.C. by deed dated August 23, 2001, from Danco Property Investments, LLC of record in Instr. No. 20010827-0092590, Register's Office for Davidson County, Tennessee.

The above legal description was obtained from the prior Deed.

This conveyance is subject to 2002 taxes, paid, prorated and assumed by the Grantees: subject to all matters and notes on plat of record in Instr. No. 20010628- 0068483; Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 8026, Page 305, Annexation in Book 8047, Page 243, Amended in Book 8282, Page 45, and for Section C in Book 9567, Page 216, and to Declaration of Covenants, Conditions, and Restrictions of record in Book 10332, Page 1; Charter of Cambridge Forest Homeowerns Association, Inc. of record in Book 10343, page 769, Subject to assessment of Homeowners Association dues/fees, if any. Easement granted to American Telephone and Telegraph of

CONTINUED

unimproved ( )
This is improved (X) property, known as 1553 Bridgecrest Drive, 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 my hand this 24th day of October 2002

Franklin Heritage Homes, L.L.C.
By:
Austin Daniel, Managing Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Austin Daniel and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Member and _____ respectively of the Franklin Heritage Homes, L.L.C. the within named bargainor, and corporation, and that he as such Managing Member 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 Austin Daniel as such Managing Member, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 24th day of October 2002.

My commission expires November 29, 2003 _____
Notary Public

LEGAL DESCRIPTION CONTINUATION

record in Book 1207, page 529; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 6881, Page 320, Book 7553, Page 445, and Instr. No. 20001228-0126570; Subordination Agreement executed by Firstar Bank, N.A. subordinating their lien to the Sanitary Sewer and/or Storm Drainage Easement to Metropolitan Government of Nashville/Davidson County, Tennesseee of record in Instr. No. 20001228-0126570 by instrument of record in Instr. No. 20001228-0126571; Storm Water Detention Agreement of record in Book 7632, page 962; Twenty (20') Foot Right-of-way for Sewer Lines as set out in Book 8795, page 158, said Register's Office. Subject to the rights of the public for access to Morgan Cemetery.