FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy M. Khamken (NAME)	NEW OWNER (NAME)	MAP 181-10
3521 Seasons Drive (ADDRESS)	(ADDRESS)	PARCEL 2
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(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, Valentin Serban and wife, Simona Serban

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy M. Khamken and wife, Von P. Khamken

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:

Map 181-10, Parcel 2

BEING Lot No. 4, on the Plan of Final Plat of Phase One, Bedford Forrest, of record in Plat Book 9700, Page 771, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Map 181-00, Parcel 238
Land in 2nd Civil District of Davidson County, Tennessee, being Tract 3, an adjacent tract to Phase One, Bedford Forrest, drafted by Gresham, Smith, and Partners, dated 11/30/99, more particularly described as follows:

Beginning at the common rear corner of lots 3 and 4 on the Plan of Bedford Forrest, Phase I, said plan of record on Book 9700, Page 171, said Register's Office.

Thence running north 24 deg. 09' 52" West, a distance of 574.84 feet to a point; thence, running North 68 deg. 59' 05" East, a distance of 245.76 feet to a point; thence running along the common boundary with Lot No. 4 on the Plan of Bedford Forrest, Phase I, South 99 deg. 33' 05" East, a distance of 612.64 feet to a point; said point being the point of beginning.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 701 Waller Road, Brentwood, TN 37027
(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 16th day of January, 20 03

Valentin Serban

Simona Serban

Davidson County DEEDWARR
Recvd: 01/21/03 12:05 3pgs
Fees:18.00 Taxes:296.00

20030121-0008176

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 Valentin Serban and wife, Simona Serban

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 20 05.

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Valentin Serban et ux, Simona Serban by deed from Forrest H. King, Jr., of record in Book 11767, Page 555, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 11371, Page 111, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 771, said Register's Office; (3) Sewer and Drainage Easement of record in Instrument 20020325-0035665, said Register's Office; (4) Easement for Flowage of Creek of record in Book 11030, Page 746 and Book 11177, Page 411, said Register's Office.