BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2003. Notary Public MY COMMISSION EXPIRES: 10-25-2003 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/30/03 11:45 2pgs
Fees:13.00 Taxes:388.50
20030130-0012880

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK YORK, ET AL	Argent Mortgage Company, LLC	**33-16 263**
(NAME) **230 MACFIE DRIVE**	(NAME) P. O. Box 14130	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS) Orange, CA 92863-1530	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LAZAR GRUITA AND WIFE, MARIA GRUITA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK YORK, UNMARRIED AND TIFFANY A. JONES, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, HER 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. 187-B, Zone Lot Division of all lots, Phase One, Cedar Bluff Subdivision, as of record in Book 6250, pages 836 and 837, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Lazar Gruita and wife, Maria Gruita by deed from James Dean Chessor and wife, Belinda G. Chessor, of record in Book 9075, page 703, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 6250, pages 836 and 837, and Restrictive Covenants of record in Book 5039, page 484, said Registers Office and any and all other easements, restrictions, and conditions of record in the Register's Office for Davidson County, Tennessee, which may affect said property.

Unimproved ( )
This is improved(X) property known as **230 MACFIE DRIVE, MADISON, TN 37115**
(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 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 hands this 28th day of **JANUARY, 2003**.

Lazar Gruita
LAZAR GRUITA

Maria Gruita
MARIA GRUITA

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 **Lazar Gruita and Maria Gruita**, the bargainor, 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 28th day of **January, 2003**.

Commission expires: 10-25-2003

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public