PICK-UP

Davidson County DEEDWARR
Recvd: 06/27/03 15:02 2pgs
Fees:13.00 Taxes:2220.00

20030627-0089529

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WARRANTY DEED

This Indenture made this **27th** day of **June, 2003** between **Richard Landman,** ,GRANTOR, and **Jon Dohotariu and Vasile Dohotariu** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being Lots 235, 236, 237, and 238, as shown on the Plan of Bel Air Section 2, as of record in Book 2900, Pages 29-32, Register's Office for Davidson County, Tennessee, and more particularly described by survey of Barry Greer, dated October 4, 1977, as follows:

Beginning at an iron pin set at the intersection of the eastern R.O.W. of Dabbs Avenue and the northern boundary of the property conveyed to Hitt and Finkelstein by deed of record in Book 4098, Page 880, Register's Office for Davidson County, Tennessee, and proceeding as follows: With said R.O.W. north 07 deg. 24' west 152.00 feet to an iron pin; thence, with a curve to the right having a radius of 974.1 feet a distance of 138.30 feet to an iron pin; thence, leaving said R.O.W. and with the southern line of Lot 239, south 86 deg. 54' east, 155.0 feet to an iron pin in the western R.O.W. of Briley Parkway; thence with said R.O.W. in a southerly direction with a curve to the left, having a radius of 2110.00 feet a distance of 271.30 feet to a concrete monument; thence north 74 deg. 30' east, 19.64 feet to a concrete monument; thence, in a southerly direction with a curve to the left, having a radius of 2090.00 feet a distance of 23.38 feet to an iron pin in said line of Hitt and Finkelstein; thence south 89 deg. 25' west 203.38 feet to the beginning and containing 1.16 acres, more or less.

Being the same property conveyed to Richard Landman by Deed from ELD Corp, a Tennessee Corporation of record in Book 9156, Page 601, and recorded on November 18, 1993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters appearing on the Plan of record in Plat Book 2900, Pages 29 to 32; Restrictive covenants of record in Book 2959, Page 215, Book 2964, Page 1, Book 3096, Page 485, Book 3674, Page 414; Management Agreement of record in Instrument No. 20030618-0083867; Memorandum of Lease of record in Book 11374, Page 474; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **27th** day of **June, 2003.**

Richard Landman

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Landman, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 27th day of June, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $600000

Affiant

Subscribed and sworn before me this 27th day of June, 2003.

NOTARY PUBLIC

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

MY COMMISSION EXPIRES: _____

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Send Tax Bills to:
Regions Bank

Address of New Owner
Jon Dohotariu
6102 Freemantle Ct.
Mt. Juliet Tn. 37122-0000

Map & Parcel Number:

107-6/12