GBEC OF TENNESSEE, INC.
PO BOX 293270
NASHVILLE, TENNESSEE 37229-3270

Davidson County DEEDWARR
Recvd: 07/03/03 08:07 2pgs
Fees:13.00 Taxes:536.50
20030703-0091987

TERASINA D. BROWN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **145,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3 DAY OF June, 03.

NOTARY PUBLIC

My Commission expires: _____

THIS INSTRUMENT PREPARED BY: GBEC OF TENNESSEE, INC., PO BOX 293270, NASHVILLE, TENNESSEE 37229-3270		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: **Benonia Ranghiuc** Sorin Ranghiuc	SEND TAX BILLS TO: SAME (NAME)	MAP OR PARCEL NUMBERS: **087-02-0-007.00**
(NAME) **4224 NEW HOPE MEADOW ROAD**	(NAME)	
(ADDRESS) **Hermitage, TENNESSEE 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **James Michael Young and Jonda Ward Young** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Benonia Ranghiuc and Sorin Ranghiuc** hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows to wit:

land in Davidson County, Tennessee, being Lot No. 13 on the Plan of New Hope Meadows, Phase I, First Revision, of record in Plat Book 6900, page 653, Registers' office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES MICHAEL YOUNG AND WIFE, JONDA WARD YOUNG, by deed of record in Book 10803, page 23, said Register's office.

This unimproved ( ) improved (X) property, known as

4224 NEW HOPE MEADOW ROAD,	**Hermitage,**	**TENNESSEE 37076**
(House number) (Street)	(City)	(State) (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. 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 day of **3rd** day of **June, 2003.**

James Michael Young

Jonda Ward Young

gbcwarrd

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Michael Young and Jonda Wand Young, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 3 day of June, 2003.

My Commission expires:

H. GLENN BOLTON EXPIRES NOTARY PUBLIC AT LARGE 6-24-06 WILLIAMSON CO., TENNESSEE

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public