FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/04 14:11 2pgs
Fees:13.00 Taxes:416.81
20040503-0050123

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: ~~01/29/05~~ 5/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Alexandru Barbu	American Mortgage Network, Inc.	Map 150
13696 Old Hickory	P.O. Box 85463	Group 9
Antioch, TN 37013	San Diego, CA 92186	Parcel 38

FOR AND IN 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

First Chocie Investments, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Alexandru Barbu and wife, Anisoara Barbu

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. 164, on the Plan of Forest View Park, Section One, of record in Book 3700, Pages 109 and 110, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to First Choice Investments, Inc. by Quitclaim Deed from Juli A. Schumann and husband, Anthony W. Schumann, of record in Instrument 20020307-0029030, dated March 6, 2002, Register's Office for said County. See also Quitclaim Deed of record in Instrument 20011112-0123948 and re-recorded in Instrument 20020110-0004106 and Warranty Deed of record in Instrument 20010806-0083861, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4115, Page 674, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3700, Pages 109 and 110, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2909 Walnut Crest Drive, Antioch, TN 37013

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 29th day of April, 2004.

First Chocie Investments, Inc.

BY: Pres.
Anthony Schumann, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Anthony Schumann with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of the First Choice Investments, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Anthony Schumann as such President.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of April, 2004.

My Commission Expires: ~~01/29/05~~ 3/31/07

NOTARY PUBLIC

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE