Please Return TO:
Grissim Title & Escrow, LLC
2309 Crestmoor Rd., Suite 300
Nashville, TN 37215

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 165,500.00

Affiant

Subscribed and sworn to before me,

this 30th day of July, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/08/04 09:52 2pgs
Fees:13.00 Taxes:612.35
20040908-0108273

Address New Owner as Follows:
Emil C. Budu
Claudia Budu
7871 Hwy 100
Nashville, Tennessee 37221

Send Tax Bills to:
Same As New Owner

Map-Parcel Number
156 – 068.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DeLois Pierce**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emil C. Budu and wife, Claudia Budu**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the southerly margin of Highway 100 at the northwest corner of the property conveyed to Alvin W. Terrell & Sons, Inc., by deed from Buchi Realty Company of record in Book 3762, page 503, Register's Office for said County; thence with the southerly margin of said Highway, westwardly 146 feet to the corner of lots Nos. 8 and 9; thence southwardly 300 feet; thence eastwardly 146 feet to the corner of lots Nos. 7 and 8; thence with the line between said lots Nos. 7 and 8 northwardly 300 feet to the beginning.

Being the same property conveyed to DeLois Pierce by deed of record in Instrument No. 20020719-0087405 and Instrument No. 20020719-0087406, Register's Office for Davidson County, Tennessee.

Emil Budu is one and the same as Emil C. Budu.

This conveyance in made subject to:

1. 2004 County property taxes a lien, not yet due and payable.
2. Public Utilities Easement of record in Book 11473, page 842, Register's Office for Davidson County, Tennessee 37221

This is improved property known as : 7871 Hwy 100, Nashville, TN 37221

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of July, 2004.

DeLois Pierce

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, DeLois Pierce, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 30th day of July, 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE My Comm. Exp. Nov. 25, 2006 DAVIDSON COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-06