Box 13
#8600

Davidson County DEEDWARR
Recvd: 09/22/04 13:35 2pgs
Fees:13.00 Taxes:417.18
20040922-0114138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,750.00

Heidi Jo Clayton
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of September, 2004.

Notary Public

My Commission Expires: 5/28/04

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
301 S. Perimeter Park Drive
Suite 114
Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brian Malone
664 Flintlock Court
Nashville, TN. 37217

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 135-16-0-B-131.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Radu Chivu, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Brian Malone, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Certain property in Davidson County, Tennessee, described as Lot No. 131 of Woodridge at Nashboro Village, located on Flintlock Court in Davidson County, Tennessee, together with Easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village- Tract 11, recorded at Instrument No. 20021120-0143949, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 4827, Page 14, as amended in Book 5469, Page 840, Book 7751, Page 907, Instrument No. 20021104-0134724 (submitting Nashboro Village Tract 11 to the Tennessee Horizontal Property Regime Act) and amended in Instrument No. 20030610-0080281, said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions, & Restrictions of record in Book 4827, Page 14, as amended in Book 5469, Page 840, Book 7751, Page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281 and By-Laws Appended thereto, recorded in Instrument No. 20021106-0136459, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as copied herein.

This legal description has been amended from that of the prior deed to reflect the submission of Tract 11 to the Tennessee Horizontal Property Regime Act.

Being the same property conveyed to Radu Chivu by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders of record at Instrument No. 20031010-0150643, Register's Office for Davidson County, Tennessee, dated October 7, 2003.

The Plan of record in Plat Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee

Restrictive covenants contained in an instrument of record in Book 4827, Page 14, as amended in Book 5469, Page 840, Book 7751, Page 907, Instrument 20021104-0134724, and Instrument No. 20030610-0080281, said Register's Office.

By-Laws of record at Instrument No. 20021106-0136459, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 664 Flintlock Court, Nashville, TN. 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 10th day of September, 2004.

Radu Chivu

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 Radu Chivu, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of September, 2004.

Notary Public

My Commission Expires: _____

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE