WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/04 10:54 2pgs
Fees:13.00 Taxes:539.09

20041119-0139139

G-CW-04-729

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,700.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lazar Gruita	Countrywide Home Loans	
729 Sweetwater Circle (ADDRESS)	3011 Armory Drive, Suite 120 (NAME) (ADDRESS)	64-15 A-11 CO
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NICK JORDACHE AND WIFE, JENNY JORDACHE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAZAR GRUITA AND WIFE, MARIA GRUITA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 11, REVISION ONE, SECTION ONE, PLANTATION WALK, as shown on plat of record in Plat Book 7900, Page 697, as corrected in Book 9432, Page 449 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nick Jordache and wife, Jenny Jordache by Warranty Deed from Rita Jenan Mathews, n/k/a Rita Jenan Cook, recorded the 4th day of September, 2004 at Instrument No. 20020904-0106935 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 729 Sweetwater Circle, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 11th day of November, 2004.

Nick Jordache by Laura Mitchell, attorney-in-fact
Nick Jordache by Laura Mitchell,
attorney-in-fact

Jenny Jordache by Laura Mitchell, attorney-in-fact
Jenny Jordache by Laura Mitchell,
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Nick Jordache and Jenny Jordache and acknowledged that he/she executed the same as the free act and deed of the said Nick Jordache and Jenny Jordache.

Witness my hand and official seal at
Nashville, Tn
on this the 11th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: _____

CA[illegible]ON FORTE
NOTARY PUBLIC AT LARGE
[illegible]SON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903