Record and retur n to: Smith Sholar Associate
846 Conference Drive ste. 4
Goodlettsville, TN 37075

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Mark Greenberg 560/562 Tulip Grove Rd Hermitage TN 37076	SunTrust Mortgage, Inc. 201 4th Ave. North Nashville, TN 37219	David W. McMackin 104 East Park Dr., Ste.104 Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is $110,000.00

Map & Parcel No.
76-1-77

Dana P. Mason
Affiant
Subscribed and sworn to before me on 04/29/05.

Davidson County DEEDWARR
Recvd: 05/05/05 15:25 2 pgs
Fees:13.00 Taxes:407.00
20050505-0050951

DAWN N. COKER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Dawn N Coker
Notary Public

My Commission Expires: 1-18-06

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantees named herein, the receipt of which is hereby acknowledged, Christian Sandu, a married man, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Mark Greenberg and wife, Renee Greenberg, (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, described to-wit:

Being Lot No. 572 on the Plan of Tulip Grove, Section Ten, as of record in Book 5800, page 199, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to ~~Christian~~ Christian Sandu, by Warranty Deed dated 11/30/99, from Pete J. Harper and wife, Martha E. Harper of record in Book 11766, page 336, said Register's Office.

Rebecca Sandu, spouse of Christian Sandu, joins in the execution of this Warranty Deed for the express purpose of conveying all of her right, title and interest, if any, marital or otherwise, in and to said property to the Grantees, their heirs and assigns.

This conveyance is subject to Restrictive Covenants recorded in Book 6062, page 276, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 560/562 Tulip Grove Rd, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 04/29/05.

Christian Sandu

Rebecca Sandu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Christian Sandu and wife, Rebecca Sandu, with whom I am personally acquainted (or proved to me on 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 Brentwood, Tennessee, this the 29th day of April, 2005.

Notary Public

My Commission Expires: