Davidson County DEEDWARR
Recvd: 05/23/05 14:16 2 pgs
Fees:13.00 Taxes:148.00

20050523-0057924

ADDRESS NEW OWNERS
SEND TAX BILLS:
IOAN P. GALEA and wife,
LIDIA GALEA
103 Blueridge Ct. S.
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
82 - 7 - 253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND DOLLARS ($40,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, IOAN BOGDAN and wife, LUCIA BOGDAN, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to IOAN P. GALEA and wife, LIDIA GALEA, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being the easterly part of Lot 126 and the westerly part of Lot No. 125, on the map of Bryan's Addition to Edgefield, of record in Book 21, Page 63, and described as follows:

Beginning at a point in the southerly margin of Berry Street, 383-1/3 feet west of the westerly margin of Meridian Street, or Avenue, said point being 33-1/3 feet west of the corner of Lots No. 124 and 125; thence southerly 165 feet to the northerly margin of an alley; thence with the margin of the same westerly 33-1/3, thence northerly 165 feet to the southerly margin of Berry Street; thence with the margin of the same easterly 33-1/3 feet to the beginning.

Being the same property conveyed to Ioan Bogdan and wife, Lucia Bogdan by deed dated March 26, 2002 and recorded April 24, 2002 of record in Instrument No. 20020424-0050823, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 216 Berry Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 19 day of May, 2005.

I. Bogdan

IOAN BOGDAN

Bogdan

LUCIA BOGDAN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, IOAN BOGDAN and wife, LUCIA BOGDAN, the within named bargainors 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 at office this 19 day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

AFFIANT

Subscribed to and sworn before me, this the 19 day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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