Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2005.

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

Notary Public

My Commission Expires:_____

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/05 08:18 2 pgs
Fees:13.00 Taxes:296.00
20050707-0077842

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Andrei Apruda
306 Leisure Court
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
162160B00400CO

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, **Stone Steps Realty, Inc.** hereinafter referred to as Grantors, hereby transfers and conveys to **Andrei Apruda** married 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee being Unit Number 4 on the Plan of Leisure Heights, Section One, Phase One , of record in Book 5800, page 267, as amended in Book 6396, page 502, Register's Office for Davidson County, Tennessee together with the appurtenant interest in the common areas as set forth on said plan and as more fully described in the Declaration of Covenants, Conditions and Restrictions of Leisure Heights Homeowner's Association of record in Book 6146, page 241, as amended in Book 6150, page 585, book 6259, page 862, Book 6396, page 504 and Book 7303, page 232 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stone Steps Realty, Inc. by Quitclaim Deed from Eric L. Sox of record in Instrument 20050504-0049918, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5800, Page 267, as amended in Book 6396, page 502, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6146, page 241, as amended Book 6150, page 585, Book 6259, page 862, Book 6396, page 504, Book 7303, page 232, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, 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 306 Leisure Court, Antioch, TN 37013.

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 28th day of June, 2005.

Stone Steps Realty, Inc.

By: Jeff Carneal, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeff Carneal, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Jeff Carneal, as such President.

Witness my hand and official seal this 28th day of June, 2005.

Sandra S. Tomlin
Notary Public

My Commission Expires: _____

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN

FEBRUARY 19, 2007