58b

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Gheorghe Cruceriu, et ux 313 Cedarmont Drive Nashville, TN 37211	Same as New Owner	Map 148-03 Parcel 175
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 08/10/05 15:52 3 pgs
Fees:18.00 Taxes:379.25
20050810-0095087

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **James W. Tiller** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Gheorghe Cruceriu and wife, Stela Cruceriu** (herein referred to as "Grantee"), and their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

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

3. This conveyance is subject to the plan of record in Book 4660, Page 27, Register's Office for Davidson County, Tennessee.

4. This conveyance is subject to the plan of record in Book 4702, page 84, Register's Office for Davidson County, Tennessee.

5. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 3332 Ezell Road Nashville, Tennessee 37211 .

EXECUTED this 10th day of August, 2005.

James W. Tiller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James W. Tiller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, TN this 10th day of August, 2005.

Notary Public

My Commission Expires
3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $102,500.00.

AFFIANT

Subscribed and sworn to before me this 10th day of August, 2005.

NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1054 on the Plan of Cherokee Hills Section 10 of record in Plat Book 4660, page 27, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James W. Tiller, unmarried, by Warranty Deed from Pavel Nita of record in Book 10310, page 916, Register's Office for Davidson County, Tennessee.