WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/06 09:46 2 pgs
Fees:13.00 Taxes:480.93

20060106-0002097

CAROL A. CLAUDON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,980.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 2006

Notary Public

MY COMMISSION EXPIRES: ~~7-2006~~ 6-6-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vasile C. Grecu (NAME)	Bank of America (NAME)	MAP 051-02
411 Port Drive (ADDRESS)	900 W. Trade Street (ADDRESS)	PARCEL 031
Madison, TN 37115 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gary Howard and wife, Cynthia Howard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vasile C. Grecu and wife, Adelaida Grecu

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being Tract No. 6 on the unrecorded plan of the Gammel Property, described according to a survey made by Turner Engineering Company, Inc., dated July 14, 1961, as follows:

BEGINNING on the easterly margin of Port Drive at a point South 23 deg. 05 min. West 400 feet from the southerly line of the Plan of Sherry Heights, Section 3, as of record in Book 2331, Page 126 and 127, Register's Office for Davidson County, Tennessee, being the corner of Tracts 6 and 7; thence with the line between said two tracts, South 66 deg. 55 min. East 442 feet; thence South 3 deg. 23 min. West 106.2 feet to the corner of Tracts 5 and 6; thence with the line between said two tracts; North 66 deg. 55 min. West 477.8 feet to the easterly margin of Port Drive; thence with said Drive, North 23 deg. 05 min. East 100 feet to the beginning.

Being the same property conveyed to Gary Howard and wife, Cynthia Howard by Warranty Deed dated September 14, 2000, from John E. Henderson and wife, Miranda Henderson, of record by Instrument No. 20000919-0092935 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This is unimproved ( ) improved (X) property, known as 411 Port Drive, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand s this 3rd day of January, 2006

Gary Howard
Gary Howard

Cynthia Howard
Cynthia Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Howard and wife, Cynthia Howard

the bargainor 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 Goodlettsville, Tennessee, this 3rd day of January 2006.

Commission expires My Commission Expires NOV. 24, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public