STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,405.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2006.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/01/06 12:32 2 pg
Fees:13.00 Taxes:560.20

20060301-0023578

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ioan G Salajanu, and Wife, Cristina A. Salajanu

2620 Nashboro Blvd.
Nashville,, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

part of 135-329.00

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, Marquis Homes, LLC, a Tennessee Limited Liability Company hereinafter referred to as Grantors, hereby transfers and conveys toIoan G Salajanu, and Wife, Cristina A. Salajanu, 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:

Land in Davidson County, Tennessee, being Lot No. 298, Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on the plat of record in Plat Book 4660, Page 159, and as shown on amendment to the restrictions of record in Instrument No. 200502220018814 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Marquis Homes, LLC, a Tennessee limited liability company by Warranty Deed from Vastland Nashboro Development, LLC, a Tennessee limited liability company of record in Instrument No. 20051021-0127319, Register's Office for Davidson County, Tennessee dated October 19, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 4660, Page 159, and as amended in Instrument No. 200311180168332, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4827, Page 14, Instrument No. 200103220027768, and Book 11703, Page 520, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Restrictions for Fairway Pointe Homeowners Association of record in Instrument No. 200502220018814, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, 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 2620 Nashboro Blvd., Nashville,, TN 37217.

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 February, 2006.

Marquis Homes, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James C Spangler, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he/she/they is/are the Chief Manager of Marquis Homes, LLC, a Tennessee Limited Liability Company (herein called the "**Maker**"), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 2/27/2006.

Witness my hand and official seal this 28th day of February, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD [illegible] JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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