Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,500.00

Gail Marshall
Notary Public At Large
Davidson County, Tennessee

Affiant

Subscribed and sworn to before me, this 20th day of March, 2006.

Notary Public

My commission expires:
My Commission Expires March 25, 2006

15-0602-150657

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ben F. Goodman	National City Mortgage Company	173-01-0-238.00
308 Cedarcreek Drive	3232 Newmark Drive	
Nashville TN 37211	Miamisburg, OH 45342	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Silviu Leseanu and wife, Cristina M. Leseanu, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ben F. Goodman a single man, hereinafter called the Grantees, their successors 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. 43, on the Plan of Section V, Monte Carlo, of record in Book 6250, Page 383, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Silviu Leseanu and wife, Christina M. Leseanu by deed from Edward Lawler, Jr. and wife, Tammye K. Lawler, dated 1-24-02, of record in Instrument No. 20020129-0012242, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 308 Cedarcreek Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/22/06 12:44 2 pgs
Fees:13.00 Taxes:438.45
20060322-0032738

WITNESS my hand this 20th day of March, 2006.

Leseanu Silviu

Silviu Leseanu

Leseanu Cristina by Leseanu Silviu A/F

Cristina M. Leseanu, by Silviu Leseanu,
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Silviu Leseanu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 20th day of March, 2006.

Ryan Trammel

State of Tennessee at Large

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 2-1-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Silviu Leseanu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and who further acknowledged that he is the attorney in fact for Cristina M. Leseanu and that he is authorized by Cristina M. Leseanu to execute this instrument on her behalf.

Witness my hand in Hermitage, TN, this 20th day of March, 2006.

Ryan Trammel

State of Tennessee at Large

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 2-1-09