Davidson County DEEDWARR
Recvd: 04/07/06 10:51 2 pgs
Fees:13.00 Taxes:229.40
20060407-0040324

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14601

RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

Property Address:
909 Anderson Lane, Madison, TN 37115-3030 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Petru Bolog, and wife, Doina Bolog, and Luminita Bolog, unmarried**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Lazar Gruita, and Maria Gruita, husband and wife** , hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 1A of the Zone Lot Division of Lots Nos. 1 through 5 of Holland Place, as shown by plat of record in Plat Book 6250, Page 433, amending Plat Book 6200, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Petru Bolog and wife, Doina Bolog, dated May 28, 2003, and recorded June 18, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200306180084271.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

X P.B.
D.B.
L.B.

WITNESS Grantors' hands this 3rd day of April, 2006.

Petru Bolog {Seal}
Petru Bolog

Doina Bolog {Seal}
Doina Bolog

Luminita Bolog {Seal}
Luminita Bolog

State of TENNESSEE
County of DAVIDSON

On this the 3rd day of April, 2006, before me, the undersigned officer, personally appeared Petru Bolog, Doina Bolog and Luminita Bolog, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: _____

JAY E. SCOTT NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
COMM EXPIRES JUNE 2, 2007

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $62,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 3rd of April, 2006

Notary Public

My Commission expires: _____

JAY E. SCOTT NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
COMM EXPIRES JUNE 2, 2007

Name of Owner and Property Address:
Lazar Gruita and Maria Gruita
729 Sweetwater Circle
Old Hickory, TN 37138
Phone: 6158832339

Person Or Entity Responsible For Payment Of Taxes:
Lazar Gruita and Maria Gruita
729 Sweetwater Circle
Old Hickory, TN 37138

Tax Parcel ID#: 043-07-0-121.00