ADDRESS NEW OWNER:
Gheorghe Cruceriu
Stela Cruceriu
212 Rhine Drive
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 06/30/06 13:12 2 pgs
Fees:13.00 Taxes:545.38

20060630-0078581

SEND TAX BILL TO:
Amsouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MAP & PARCEL NOS.:
51-2 4

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **BLUE CANYON PROPERTIES, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Gheorghe Cruceriu and Stela Cruceriu, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Sherry Heights, Section III, as of record in Book 2331, Pages 126 and 127, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete description.

Being the same property conveyed to Coordination Plus, LLC, by Special Warranty Deed dated February 24, 2006, from Secretary of Veterans Affairs of record in Instrument No. 20060307-0026334, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Blue Canyon Properties, LLC, by Quitclaim Deed dated February 28, 2006, from Coordination Plus, LLC, of record in Instrument No. 20060307-0026335, Register's Office for Davidson County, Tennessee.

This is property with a common address of 212 Rhine Drive, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Plat Book 2331, Pages 126 and 127, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 2543, Page 437, said Register's office.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $147,400.00.

Jennifer Thomas
Affiant

Subscribed and sworn before me this 22nd day of June, 2006.

Dana P. Mason
Notary Public

My Commission Expires: 3-11-09

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **22nd** day of **June, 2006.**

BLUE CANYON PROPERTIES, LLC,
a Tennessee limited liability company
BY GRAND CANYON PROPERTIES, LLC,
a Tennessee limited liability company, MEMBER

Virginia N Pitts, CM

By: Virginia N. Pitts, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Virginia N. Pitts, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Chief Manager of GRAND CANYON PROPERTIES, LLC, a Tennessee limited liability company, Member of BLUE CANYON PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Chief Manager of the Member, GRAND CANYON PROPERTIES, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of BLUE CANYON PROPERTIES, LLC, the limited liability company by herself as Chief Manager of the Member, GRAND CANYON PROPERTIES, LLC.

Witness my hand and official seal at office, this 22nd day of June 2006.

Notary Public
My Commission Expires: 11-14-2009

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0606-076.wd