THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
American Mortgage Network
11625 Rainwater Drive, Building 500, Suite 650
Alpharetta, GA 30004

MAP PARCEL NUMBERS
Map & Parcel No.:119.06-O-275.00

Davidson County DEEDWARR
Recvd: 10/10/06 13:02 2 pgs
Fees:13.00 Taxes:462.50
20061010-0125937

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of September, **2006**, by and between **Gheorghe Atanasiu and Irina B. Atanasiu, husband and wife**, party of the first part, and **Calvin B. Beaudion**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$125,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of Rosewood Estates, Section 1, of record in Book 4955, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Azil S. Holmes by deed from Songkham Bounlisavong and Somsoude Bounlisavong, dated 6-30-94 and recorded 7-1-94 in Book 9396, page 4, Register's Office for Davidson County, Tennessee and being further conveyed to Azil S. Holmes and husband, John Parker by Quitclaim Deed from Azil S. Holmes of record in Book 11110, page 335, Register's Office for Davidson County, Tennessee, dated 8-20-98 and recorded 9-14-98 and being further conveyed to Gheorghe Atanasiu and wife, Irina B. Atanasiu by deed from Azil S. Holmes and husband, John Parker, of record in Book/Instrument No.200602240021877, Register's Office, Davidson County, Tennessee, dated 2-22-06 and recorded 2-24-06.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 4955, page 29; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above referenced property is also known as 10 Peachtree Street, Nashville, Tennessee, 37210.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

* Gheroge Atanasiu

Irina B. Atanasiu

STATE OF TENNESSEE, COUNTY OF Davidson

* Gheorghe Atanasiu

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared * Gheroge Atanasia and Irina B. Atanasiu, **husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of September, **2006.**

My commission expires 1-27-07

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$125,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of September, 2006

NOTARY PUBLIC

My commission expires: 1-27-07

PROPERTY ADDRESS:
10 Peachtree Street
Nashville, TN 37210

Name and address of new owner:
Calvin B. Beaudion
10 Peachtree Street
Nashville, TN 37210