WARRANTY DEED

B-SFG-06-248

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-24-10

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teofil Gica Gruita	ComUnity Lending, Inc.	
248-250 McGavock Pike	(NAME) 1432 North Great Neck Road, #207	95-3-121.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Virginia Beach, VA 23454	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY ALLEN HOOVEN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TEOFIL GICA GRUITA AND WIFE, CRISTINA GRUITA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 235, on the plan of Merry Oaks, as shown on survey and plat of same appearing of record in Book 1835, pages 67 and 68, Registers Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffrey Allen Hooven, unmarried by Warranty Deed from F. Mark Baker and Donna P. Baker, husband and wife of record in Instrument No. 20006090058083 on June 9, 2000 and filed for record on June 9, 2000 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements as shown of record including those of record in Plat Book 1835, Pages 67 & 68, and easements of record in Book 4286, Page 833, Register's Office for Davidson County, Tennessee.

Spouse does not join in this conveyance due to property never having been a marital residence.

unimproved ( )
This is improved (X) property, known as 248-250 McGavock Pike, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 30th day of October, 2006.

Jeffrey Allen Hooven

Davidson County DEEDWARR
Recvd: 11/03/06 14:38 2 pgs
Fees:13.00 Taxes:462.50

20061103-0137168

STATE OF Tennessee
COUNTY OF DAVIDSON

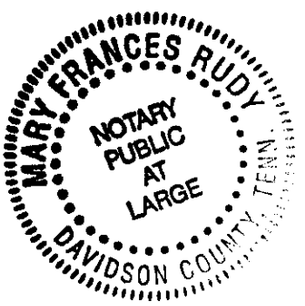
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Allen Hooven, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of October, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903