This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006100078

Davidson County DEEDWARR
Recvd: 01/23/07 15:02 2 pg
Fees:13.00 Taxes:325.60
20070123-0009443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$88,000.00**.

Sworn to and subscribed before me this 3rd day of January, 2007.

Affiant

Notary Public

My Comm. Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Emil A. Mircea 1712 Yellow Wood Court Nashville, TN 37221	VirtualBank 3801 PGA Boulevard Palm Beach Gardens, FL 33410	034-03-0-B-705.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William D. Castleman, Trustee, with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiaries**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emil A. Mircea and wife, Valentina Mircea**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being **Unit No. 705**, Phase 5, Building 7, Churchill Crossing Condominium, Master Deed of record in Book 7792, Page 915, and amended in Instrument No. 20050829-0103075, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property. Description taken from Location Plan in said Master Deed and Phase Plan in said Amendment.

Being part of the same property conveyed to William D. Castleman, Trustee, with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiaries, by Special Warranty Deed from S. C. Realty, Inc., a Delaware Corporation, of record in Book 9954, Page 900, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the Plan of record in Plat Book 7900, page 25, Register's Office of Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **705 Churchill Crossing, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of January, 2007.

William D. Castleman

STATE OF TENNESSEE
COUNTY OF WIILLIAMSON

Before me personally appeared **WILLIAM D. CASTLEMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, on this 3rd day of January, 2007.

Notary Public

My Commission Expires: 9/19/09

