03

Realty Title
Box 48 B

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $77,000.00

This instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject property, the accuracy of the information received or the validity of any plat or survey referenced.

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 8th day of February, 2007.

Notary Public
My commission expires: 2/22/2009

03-0702-34439

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Anton Marciuc 8501 Cub Creek Rd Nashville, TN 37209	New Owner	043-06-0-089.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gigi Bagoly, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anton Marciuc and wife, Magdalena Marciuc, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, being Lot No. 44 on the revised plan of the subdivision of Lot No. 14 of the Anderson Estates, not of record, described according to a survey made by Harvey Gee, Surveyor, December 29, 1947, as follows: Beginning on the westerly margin of Nix Drive 381.78 feet south of the southerly margin of Thornton Avenue, being the corner of Lots Nos. 44 and 45; thence with the line between said two lots, westwardly 175 feet to the easterly line of Lot No. 51; thence with the easterly line of Lots Nos. 51, 52, and 53, southwardly 120 feet to the corner of Lots Nos. 43 and 44; thence with the line of between said two lots eastwardly 175 feet to the westerly margin of said Nix Drive, thence with same, northwardly 120 feet to the beginning.

Being the same property conveyed to Anton Marciuc and Gigi Bagoly, by deed from Albert J. Fox, dated 12-16-2005, recorded 01-09-2006, in Instrument No. 20060109-0003181, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 317 Nix Drive, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 02/16/07 13:43 2 pgs
Fees:13.00 Taxes:284.90
20070216-0019857

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 hand this 8th day of February, 2007.

Gigi Bagoly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gigi Bagoly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of February, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 2-22-09