WARRANTY DEED

AT-2007003E

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of February, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Robinson	SAME	082-07-0 253.00
520 Maplewood Lane		
Nashville, TN 37206		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ioan P. Galea and wife, Lidia Galea, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ~~David Robinson~~ XXXXX David L. Robinson, a married man, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the easterly part of Lot 126 and the westerly part of Lot 125, on the map of Bryan's Addition to Edgefield, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee and further described as follows;

Beginning at a point in the southerly margin of Berry Street, 383 1/3 feet west of the westerly margin of Meridian Street, or Avenue, said point being 33 1/3 feet west of the corner of lots No. 124 and 125; thence southerly 165 feet to the northerly margin of an alley; thence with the margin of the same westerly 33 1/3 feet; thence northerly 165 feet to the southerly margin of Berry Street; thence with the margin of the same easterly 33 1/3 feet to the beginning.

Being the same property conveyed to Ioan P. Galea and wife, Lidia Galea from Ioan Bogdan and wife, Lucia Bogdan by Warranty Deed dated May 19, 2005 and recorded May 23, 2005 in Instrument #20050523-0057924, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 216 Berry Street, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 15th day of February, 2007

Ioan P. Galea

Lidia Galea

Lidia Galea

Davidson County DEEDWARR
Recvd: 02/21/07 10:27 1 pg
Fees:13.00 Taxes:280.83
20070221-0021379

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Ioan P. Galea and Lidia Galea, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 15th day of February, 2007.

Notary Public
My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY