WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$92,500.00.**

Affiant

Subscribed and sworn to before me this 22nd day of February, 2007.

Notary Public

My Commission expires: 11/14/09

(Affix Seal)

Davidson County DEEDWARR
Recvd: 02/26/07 13:20 2 pgs
Fees:13.00 Taxes:342.25
20070226-0023525

LAURI A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lucian Barbu	SAME	083-07-0-338.00
P. O. BOX 68334		
NASHVILLE, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Frank A. Starnes, a single person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lucian Barbu and Regina Barbu, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 20 on the plan of Eastland Oaks, Section 2, of record in Book 4860, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frank A. Starnes, a single person, by deed from David Kennedy, Jr., Trustee, on April 25, 2006, of record in Instrument Number 20060519-0058813, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083-07-0-338.00.
- Subject to all matters as shown on the Plan of record in Book 4860, page 9, Register's Office Davidson County, Tennessee.

This is improved property known as: **2323 and 2325 Oak Court, Nashville, TN 37206**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this February 22, 2007.

Frank A. Starnes

STATE OF LOUISIANA
~~COUNTY~~ PARISH OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frank A. Starnes,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 22, 2007

My commission expires N/A.

Notary Public

J.D. DELIBERTO
NOTARY PUBLIC NO. 04058
JEFFERSON PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE

