STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of May, 2007.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/06/07 11:10 2 pgs
Fees:13.00 Taxes:603.10
20070606-0067720

ADDRESS NEW OWNER(S) AS FOLLOWS:
Andrei Apruda, married
7528 Dove Valley Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBERS:
141060A07300CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stone Steps Realty, Inc.** hereinafter referred to as Grantors, hereby transfers and conveys to **Andrei Apruda, married,** hereinafter referred to as Grantees, their heirs 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 Lot No. 60, on the Final Plat of Revision to Lots 59 and 60, Poplar Ridge, Section Six, a Planned Unit Development, of record in Plat Book 9700, Page 680, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stone Steps Realty, Inc. by Substitute Trustee's Deed from Denise D. Griffin, as Substitute Trustee, of record in Instrument 20070214-0018559, Register's Office for Davidson County, Tennessee, dated February 2, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 680, Register's Office for Davidson County, Tennessee.

Subject to undivided interest in and to the general and/or restricted common areas and facilities of Section Six, Poplar Ridge, a Planned Unit Development, said areas are set forth and defined in Restrictions of record in Book 8113, page 105 and in Book 10948, page 482, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8113, page 116, Register's Office for Davidson County, Tennessee.

Charter of record in Book 8232, page 501, Register's Office for Davidson County, Tennessee.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7528 Dove Valley Drive, Nashville, TN 37221.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 8th day of May, 2007.

Stone Steps Realty, Inc.

By: _____
Jeffrey Carneal, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jeffrey Carneal, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, proved himself to be the President, of Stone Steps Realty, Inc., and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2007.

_____
Notary Public

My Commission Expires: 11/8/08

My Commission Expires 11/8/08

270500017