STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument prepared by:
HOLLINS & ASSOCIATES, PLLC (BEK)
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer is $92,100.00

Affiant

Subscribed and sworn to before me on this the 28 day of June, 2007.

Notary Public

My Commission expires: May 23, 2009

JUNE ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Davidson County DEEDQC
Recvd: 06/28/07 16:17 4 pgs
Fees:23.00 Taxes:340.77
20070628-0077544

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:
Cristian and Rebecca Sandu
107 Clairmonte Lane
Hendersonville, Tennessee 37075

SEND TAX BILLS TO:
Same as Owner

Map/Parcel: 04305004800

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, the STATE OF TENNESSEE ("GRANTOR"), does hereby quitclaim and convey unto CRISTIAN SANDU and wife, REBECCA SANDU (hereinafter, the "GRANTEE"), all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 825 Brooks Avenue, Madison, Tennessee 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, which include without limitation:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 28 day of June, 2007.

GRANTOR:

STATE OF TENNESSEE

By: _____
John C. Zimmermann
Assistant District Attorney General
222 Third Avenue North, Suite 500
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared , John C. Zimmermann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant District Attorney General of the State of Tennessee, the within named bargainor, and that he as such Assistant District Attorney General executed the foregoing instrument for the purposes therein contained, by signing the name of the State of Tennesse by himself as such Assistant District Attorney General.

WITNESS MY HAND AND SEAL, at office in Davidson County, this 28 day of June, 2007.

_____
Notary Public

My Commission Expires: May 23, 2009

JUNE ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAY 23, 2009

EXHIBIT A

Real Property Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 5 thru 1/2 of 8, "Block A" of Crestview Estates, of record in Book 5190, Page 579, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property forfeited to the State of Tennessee by Judgment of Forfeiture or record in Instrument Number 20070212-0017575, and Order of record in Instrument Number 20070212-0017568, Register's Office for Davidson County, Tennessee, and previously being the same property conveyed to Damian Anter by deed from Michael V. Graves of record in Instrument Number 20061227-0159097, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. City and/or County Taxes for the year 2007 and subsequent years. A lien, not yet due or payable.

2. Subject to all matters shown on the Plan of Resubdivision of Lots 5 thru ½ of 8 "Block A" of Crestview Estates of record in Book 5190, Page 579, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance for sanitary sewers of record in Book 5613, Page 245, Register's Office for Davidson County, Tennessee.

4. Easement for party walls and interests of adjoining landowners in appurtenant improvements.

5. Judgment of Forfeiture of record in Instrument Number 20070212-0017575, Register's Office for Davidson County, Tennessee.

6. All disbursement requirements including, without limitation, deposit of proceeds with the Criminal Court Clerk for Davidson County, Tennessee, as stated in the Order of record in Instrument Number 20070212-0017568, Register's Office for Davidson County, Tennessee.