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Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5544

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $112,800.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2007.

Notary Public
My commission expires: 2/22/2009

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Alexandrew A. Mironescu	Non Owner	142-090A-045.00
715 Albar Dr		
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Karen L. Irby an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Alexandrew A. Mironescu hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 52B, on the Plan of Doral Country Villa Condominium, Section 2, of record in Plat Book 4860, Page 122, and as shown on the Master Deed of record in Book 5011, Page 395, amended in Book 5015, Page 251, Book 5048, Page 715, and Book 5124, Page 165, Register's Office for said County, to which plan reference is hereby made for a more complete discription.

Being the same property conveyed to Karen L. Irby by deed form Timothy s. Green and wife, Susan D. Green of record in Instrument No. 20011102-0120112 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 4860 Page 122 and amended in Book 5011 Page 395 and Book 5015 page 251 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of theTennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Doral Country Villa Condominiums. This property is improved property known as 715 Albar Dr, Nashville, Tennessee 37221.

Davidson County DEEDWARR
Recvd: 08/08/07 08:49 2 pgs
Fees:13.00 Taxes:417.36

20070808-0094662

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31st day of July, 2007.

Karen L. Irby

BY: Karen L. Irby
Ann H. Heard attorney in fact

Ann H. Heard Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of July, 2007, before me personally appeared Ann H. Heard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Karen L. Irby acknowledged that such person executed the same as the free act and deed of Karen L. Irby.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 2007.

Notary Public

My Commission expires: 3/21/11

FILE NO: 05571

Amy Cross Nance
State of Tennessee Notary Public
Williamson County