PREPARED BY & RETURN TO:

CALVARY TITLE
1008 MEB CT.
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 07/15/08 09:38 2 pg
Fees:13.00 Taxes:842.12
20080715-0072405

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Jeremy M. Oryhon and Ana V. Oryhon, husband and wife, has this day bargained and sold and does hereby transfer and convey unto Jon K. Dumitru and Kathleen E. P. Dumitru, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 107 on the Plan of West Park, Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowners Association, Inc., of record as Instrument #20041221-0151636, Instrument # 20050222-0018812, Register's Office for Davidson County, Tennessee, and also amended in instrument #20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeremy M. Oryhon and Ana V. Oryhon, husband and wife, by Deed of record in NRV, a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument #200609070110864, Register's Office for Davidson County, Tennessee.

This is improved property known as 7277 Charlotte Pike, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Jon K. Dumitru and Kathleen E. P. Dumitru, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 9th DAY OF July, 2008.

Jeremy M. Oryhon

Ana V. Oryhon

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Jeremy M. Oryhon and Ana V. Oryhon 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 within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 9th **day of July, 2008.**

Kristi Howell
NOTARY PUBLIC

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 5/23/11

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $227,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carla Karol
Affiant

Subscribed and sworn to before me this 9th **day of July 2008.**

Marilyn Painter
NOTARY PUBLIC

My Commission Expires: 1-20-09

MARILYN PAINTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Map & Parcel No. 114-8-C-111 CO

Name and address of new owner:
Send tax bills to:
Jon K. Dumitru and Kathleen E. P. Dumitru
7277 Charlotte Pike
Nashville, TN 37209