# WARRANTY DEED

G-NSF-09-4052

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Virginia I. Trif
Affiant

Subscribed and sworn to before me, this 8th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

ADAM LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Virginia I. Trif | New South Federal Savings Bank | |
| 4052 Farmingham Woods Drive (ADDRESS) | (NAME) 210 Automation Way, MSN 49730 (ADDRESS) | |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Birmingham, AL 35210 (CITY) (STATE) (ZIP) | 87-5-A-130.00 CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUBEN TEODOSIU AND CAMELIA TEODOSIU, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VIRGINIA I. TRIF, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 158, FARMINGHAM WOODS, PHASE III, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 554, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RUBEN TEODOSIU, A MARRIED MAN AND JOINED BY HIS SPOUSE CAMELIA TEODOSIU AND BEN TEODOSIU, A MARRIED MAN AND JOINED BY HIS SPOUSE, LYDIA TEODOSIU TO RUBEN TEODOSIU AND CAMELIA TEODOSIU, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON AS RECORDED ON THE 25TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050825-0101637 AND WARRANTY DEED FROM JOHN D. BURROUGHS AND WIFE, JAMIE M. BURROUGHS TO RUBEN TEODOSIU, A MARRIED MAN, AND BEN TEODOSIU, A MARRIED MAN AS RECORDED ON THE 5TH DAY OF MAY, 1998 IN BOOK 10916, PAGE 479, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B)ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN, INCLUDING THOSE AS RECORDED IN BOOK 8238, PAGE 176, BOOK 8351, PAGE 533, BOOK 8423, PAGE 784, BOOK 8424, PAGE 426, BOOK 8447, PAGE 635, BOOK 8702, PAGE 528, BOOK 9006, PAGE 409 AND BOOK 9006, PAGE 414. CHARTER OF HOMEOWNERS ASSOCIATION IN BOOK 8245, PAGE 768. EASEMENT FOR RIGHT OF WAY IN BOOK 5109, PAGE 445.

unimproved ( )
This is improved ( X ) property, known as 4052 Farmingham Woods Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

BILL GARRETT, Davidson County
Trans: T20090024022 DEEDWARR
Recvd: 04/13/09 10:28 2 pgs
Fees: 13.00 Taxes: 510.60
20090413-0032805

Witness my/our hand(s) this 8th day of April, 2009.

Ruben Teodosiu

Camelia Teodosiu

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruben Teodosiu and Camelia Teodosiu, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903