08/20/09 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481

QUITCLAIM DEED

Address New Owner(s) as follows: **IUNIAN GHERGHESCU and wife, SILVIA GHERGHESCU, 107 Keeton Avenue, Old Hickory, Tennessee 37138**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map/Group/Parcel No. **044 05 0 208.00**, Field Book No.

WHEREAS IUNIAN GHERGHESCU was vested with that certain real property located at and known as **107 Keeton Avenue, Old Hickory, Davidson County, Tennessee**, as evidenced by Quitclaim Deed from **Doina Gherghescu** shown of record as Instrument No. **20040212-0016837**, Register's Office for **Davidson** County, Tennessee, and Deed of Correction from **Doina Gherghescu** shown of record as Instrument No. **20071211-0142984**, Register's Office for **Davidson** County, Tennessee; and

WHEREAS IUNIAN GHERGHESCU now desires to establish an estate by the entireties in Real Property titled in him solely with his wife, **SILVIA GHERGHESCU**, by this conveyance pursuant to ***Tennessee Code Annotated, Section 66-1-109;***

NOW, THEREFORE, for and in consideration of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, I, **IUNIAN GHERGHESCU**, do hereby remise, release, quitclaim and convey unto **JOHN R. REYNOLDS, TRUSTEE**, his successors and assigns, all of my right, title and interest in and to that certain real property located at and known as **107 Keeton Avenue, Old Hickory, Davidson County, Tennessee 37138**, and being more particularly described on **EXHIBIT A** attached hereto and made

BILL GARRETT, Davidson County
Trans:T20090064799 DEEDQC
Recvd: 09/22/09 14:45 4 pgs
Fees:27.00 Taxes:0.00
20090922-0088340

a part hereof, subject to the same limitations, restrictions and encumbrances as may well affect the Real Property;

And now, I, **JOHN R. REYNOLDS, TRUSTEE,** for the express purpose of carrying out the intent of this conveyance as set forth above, do hereby remise, release, quitclaim and convey unto **IUNIAN GHERGHESCU and wife, SILVIA GHERGHESCU,** their heirs and assigns, all of my right, title and interest in and to that said real property being more particularly described on **EXHIBIT A** attached hereto and made a part hereof; and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the Real Property as above set forth.

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

IN WITNESS WHEREOF, the parties have duly executed this Quitclaim Deed on the 09th day of September 2009.

IUNIAN GHERGHESCU

JOHN R. REYNOLDS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **IUNIAN GHERGHESCU,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 09th day of September 2009.

Ann Williams Notary Public

My commission expires 14 January 2013

ANN WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOHN R. REYNOLDS, TRUSTEE,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 09th day of September 2009.

Ann Williams Notary Public

My commission expires 14 January 2013

ANN WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is $89,700.00.

Ionuţ Gherghescu Affiant

Subscribed and sworn to before me this 09th day of Sept 2009.

Ann Williams Notary Public

My commission expires 14 January 2013

ANN WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY

EXHIBIT A

107 - 107-1/2 Keeton Avenue,
Old Hickory, Davidson County, Tennessee 37138
Map/Parcel Nos. 044 05 0 208.00

Land in Davidson County, Tennessee, being Lots Nos. **212** and **213** on the Map of the Subdivision of Rayon City Development Company, as of record in Plat Book 843, page 13, Register's Office for **Davidson** County, Tennessee.

Said Lot No. **212** fronts 49.13 feet on the easterly side of Keeton Avenue and runs back between lines 168 feet on the northerly line and 165 feet on the southerly line to a dead line in the rear, on which it measures 27.83 feet.

Said Lot No. **213** fronts 49.13 feet on the north side of Keeton Avenue and runs back 165 feet on the northwest line at an angle 165 feet on the northwest line at approximately right angles to Keeton Avenue, measuring 27.83 feet.

Being the same property conveyed to **Iunian Gherghescu and Doina Gherghescu**, by Quitclaim Deed from **Iunian, LLC**, and shown of record as Instrument No. **20040212-0016837**, Register's Office for **Davidson** County, Tennessee, and vested in **Iunian Gherghescu solely** by Deed of Correction from **Doina Gherghescu** shown of record as Instrument No. **20071211-0142984**, Register's Office for **Davidson** County, Tennessee.

This creation of a tenancy by the entirety by conveyance from one spouse, Iunian Gherghescu, to the other, Silvia Gherghescu, is exempt from transfer/ recordation tax on realty pursuant to **Tennessee Code Annotated, Section 67-4-409(a)(3)(A).**