03

Realty Title

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50687
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Calin Neculcea Mihaela Neculcea 4629 Mountainview Drive Nashville, Tennessee 37215	**WELLS FARGO BANK, N.A.** **P.O. BOX 11701** **NEWARK, NJ 07101-4701**

TAX MAP-PARCEL NUMBERS: 14502005800

BILL GARRETT, Davidson County
Trans:T20100069886 DEEDWARR
Recvd: 11/03/10 14:09 2 pgs
Fees:13.00 Taxes:1472.60
20101103-0088261

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$398,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sylvia Gografe and spouse, Robert K. Gografe**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Calin Neculcea and spouse, Mihaela Neculcea** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 25 on the Plan of Zone Lot Division Lot 25 Tyne Crest of record in Book 5210, page 133, said Register's Office, amended by Surveyor's Certificate of Correction of record in Book 5429, page 404, Register's Office for said County and further amended in Book 5800, page 179, said Register's Office.

Said southerly one half of said Lot No. 25 fronts 60 feet on the westerly margin of Mountainview Drive and extends back between lines measuring 436.88 feet on the southerly line, 443.21 feet on the northerly line to a line in the rear measuring 122.97 feet thereon.

Being the same property conveyed to Sylvia D. Gografe and souse, Robert K. Gografe, by Warranty Deed from Patricia Ann Hutcherson, unmarried, dated June 27, 2007 and recorded on June 29, 2007, of record in Doc. No. 20070629-0077711 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5210, page 133, said Register's Office, amended by Surveyor's Certificate of Correction of record in Book 5429, page 404, Register's Office for said County and further amended in Book 5800, page 179, said Register's Office, which Plan shows a 75 foot minimum building setback line from Mountainview Drive and a 20 foot easement for public utility and drainage purposes along the center portion of said lot, with an 8 inch sewer line lying therein, and a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot, and a 10 foot easement for water and gas line purposes along the easterly portion of the northerly line.

This is improved property, known as: 4629 Mountainview Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of October, 2010.

Sylvia Grafe

Robert K. Grafe

State of TENNESSEE

County of DAVIDSON

On this 29th day of October, 2010 , before me the undersigned authority, personally appeared Sylvia Grafe Robert K. Grafe , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $398,000.00

Affiant

Sworn and subscribed before me this the 29th day of October, 2010

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013