03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $179,500.00

Affiant

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

Subscribed and sworn to before me, this 29th day of October, 2010

Notary Public
My commission expires: 02/11/13

03-1010-36768

Address of New Owner:	Send Tax Bills to:	Tax Information
Terrance Bryant	Fifth Third Mortgage Company	149-15-0-A-240
1553 Bridgecrest Drive	5001 Kingsley Drive	
Antioch TN 37013	Cincinnati, OH 45263	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Calin Neculcea and wife, Mihaela Neculcea, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Terrance Bryant, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 331, on the Plan of Cambridge Forest, Phase 3, of record in Instrument No. 20010628-0068483 and amended in Instrument No. 20020503-0054630, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Calin Neculcea and wife, Mihaela Neculcea by deed from Franklin Heritage Homes, LLC, dated October 24, 2002, recorded November 4, 2002, in Instrument No. 20021104-0134638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1553 Bridgecrest Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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:T20100069886 DEEDWARR
Recvd: 11/03/10 14:12 2 pgs
Fees:13.00 Taxes:664.15
20101103-0088264

WITNESS my hand this 29th day of October, 2010.

Calin Neculcea

Mihaela Neculcea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calin Neculcea and Mihaela Neculcea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, TN, this 29th day of October, 2010.

Notary Public at Large

My commission expires: 02/11/13

