THIS INSTRUMENT PREPARED BY:

SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

BILL GARRETT, Davidson County
Trans:T20110025113 DEEDWARR
Recvd: 04/28/11 13:46 5 pgs
Fees:28.00 Taxes:1102.60
20110428-0032609

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
W. Michael Kennedy, Lesley M. Kennedy and Amanda K. Parker P.O. Box 589 Hendersonville, TN 37077	W. Michael Kennedy P.O. Box 589 Hendersonville, TN 37077	050-10-0-001.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $298,000.00

W. Michael Kennedy
Affiant

Sworn and subscribed before me, this 28 day of April, 2011.

PATTY WHITEHEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12

Notary Public

Commission Expires:

7-3-12

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Iunian Gherghescu, acting by and through his conservator, Guardianship and Trust Corporation, and Doina Gherghescu** have bargained and sold, and by these presents do transfer and convey unto **W. Michael Kennedy, Lesley M. Kennedy and**

Amanda K. Parker, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to wit:

See Exhibit A attached hereto.

This is improved property known as: 3201 Masonwood Drive, Nashville, TN 37207.

Iunian Gherghescu is married to Silvia Gherghescu but the property conveyed is not their usual place of residence and Doina Gherghescu is an umarried single person.

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, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth on Exhibit B, and taxes for the year 2011 which the Grantee herein assumes and agrees to pay.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

GRANTEES TAKE THE PROPERTY DESCRIBED ON EXHIBIT A "AS IS". GRANTORS MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE CONDITION OF THE PROPERTY. GRANTORS SPECIFICALLY DISCLAIM ANY IMPLIED WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

GRANTEES TAKE THE PROPERTY SUBJECT TO ALL RIGHTS OF TENANTS CURRENTLY IN POSSESSION OF THE PROPERTY.

WITNESS my hand this 28th day of April, 2011.

Doina Gherghescu

Doina Gherghescu

Iunian Gherghescu

Iunian Gherghescu

By: Guardianship and Trust Corporation
Guardianship and Trust Corporation
By: Paula Reed
Its: Chief Operating Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patty Whitehead, a Notary Public in and for said County and State, the within named Doina Gherghescu, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 28 day of April, 2011.

Notary Public

My Commission Expires

7-3-12

PATTY WHITEHEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patty Whitehead, a Notary Public in and for said County and State, the within named Paula Reed, who acknowledged that she executed the within instrument in her capacity as the COO of Guardianship and Trust Corporation, who is the conservator for Iunian Gherghescu. She further acknowledged that Guardianship and Trust Corporation was executing this instrument in its capacity as the conservator for Iunian Gherghescu. Paula Reed further acknowledged that she was authorized to execute this instrument on behalf of Guardianship and Trust Corporation and that Guardianship and Trust Corporation was authorized to execute this instrument on behalf of Iunian Gherghescu.

Witness my hand and seal, at office in Nashville, Tennessee, this 28 day of April, 2011.

Notary Public

My Commission Expires

7-3-12

PATTY WHITEHEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12

EXHIBIT A
Property Description

Being Lot 790, 791, 792 and 793 on the plan of Parkwood Estates, Section 4 of record in Record Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning at a point northerly margin of Masonwood Drive, said point being a concrete monument being the southwest front corner of Lot No. 793; thence northwestwardly around a curve having a radius of 25 feet, 39.27 feet to a concrete monument in the easterly margin of Brick Church Pike; thence with the margin of same North 0° 56' East, 118.2 feet to a concrete monument, being the northwest corner of Lot No. 793; thence along the rear lines of Lots 793, 792, 791 and 790, as shown on said plan, eastwardly 361.70 feet to a concrete monument, the northeasterly corner of Lot No. 790; thence southwardly 115.75 feet along the westerly margin of an unnamed street to the beginning of a curve; thence southwestwardly around said curve having a radius of 24 feet, a distance of 39.27 feet to a concrete monument in the northerly margin of Masonwood Drive 22.2 feet to a concrete monument; thence continuing with the northerly margin of said Masonwood Drive 287.76 feet to the point of beginning.

Being the same property conveyed to IUNIAN GHERGHESCU AND DOINA GHERGHESCU, by Quitclaim Deed from IUNIAN, LLC, of record as Instrument No. 20040212-0016840, said Register's Office.

EXHIBIT B
Title Exceptions

Any discrepancies, conflict, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

Rights and claims of parties in possession.

General or special taxes and assessments required to be paid in the year 2011 and subsequent years for Map-Par. 50-1-10.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. Grantors assume no liability for taxes assessed by correction or supplemental exception pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Restrictive Covenants in instrument of record in Book 3434, page 270, amended in Book 3616, page 269 and Book 3702, page 519, said Register's Office.

Matters shown on the Plan of record in Book 3300, pages 79 and 80, said Register's Office.