THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20110067469 DEEDWARR
Recvd: 10/27/11 14:19 5 pgs
Fees:28.00 Taxes:869.50
20111027-0083858

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
M & J Partnership 1019 MILLWOOD LN. ASHLAND CITY, TN. 37015	Same	08205006200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $235,000.00

Affiant

Sworn and subscribed before me this 25TH day of October, 2011.

NETTA MASHBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

Commission Expires: July 6, 2015

Notary Public

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 **M & J Partnership, a Tennessee General Partnerhip,** hereinafter referred to as Grantee, 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: 1609 4th Avenue North, Nashville, TN 37208.

Iunian Gherghescu is married to Silvia Gherghescu but the property conveyed is not their usual place of residence and Doina Gherghescu is an unmarried 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. Taxes for the year 2011 were paid at the time of the closing and prorated between the partners.

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. THERE IS NO WARRANTY THAT THE PROPERTY COMPLIES WITH ANY CODES.

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

WITNESS my hand this ~~25th~~ day of October, 2011.

Doina Gherghescu

Iunian Gherghescu, by Guardianship and Trust Corporation, his conservator

By: Paula Reed, its ~~Chief Operating Officer~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Netta Mashburn 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 25TH day of October, 2011.

NETTA MASHBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

Netta Mashburn
Notary Public

My Commission Expires

July 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Netta Mashburn, 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 Chief Operating Officer 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 25TH day of October, 2011.

NETTA MASHBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

Netta Mashburn
Notary Public

My Commission Expires

July 6, 2015

Exhibit A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 53 in D.T. McGavock's Addition to Nashville, as per plan of record in Book 21, page 7, Register's Office for said County.

Said Lot No. 53 fronts 50 feet on the westerly side of Fourth Avenue, North, formerly Cherry Street, and extends back westerly, between parallel lines, 174 feet to an alley in the rear.

LAND in Davidson County, Tennessee, being part of Lot No. 51 and Lot No. 52 in McGavock's Addition to North Nashville, Tennessee, of record in Book 21, page 7, Register's Office for said County.

Being the northerly 35 feet of Lot No. 51, fronting on the west side of Fourth Avenue, North, and extending westerly between parallel lines, measuring 174 feet to an alley.

Lot No. 52 fronts 50 feet on the west side of Fourth Avenue, North, and extends back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Iunian Gherghescu and Doina Gherghescu by deed from Iunian, LLC of record as Instrument No. 20040212-0016846, Register's Office for Davidson County, Tennessee.

Exhibit B

TITLE EXCEPTIONS

1. All matters shown on plan of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

2. An easement for a forty eight (48) inch sewer, which is shown as sewer 70A on the plans at the Office of Public Works for the Metro Nashville Davidson County, Tennessee and as shown on maps at the Department of Water and Sewer Services for the Metro Nashville Davidson County Tennessee. No easement appears of record except the easement is referenced in a deed contained in Book 3642, Page 449, Register of Deeds Office, Davidson County, Tennessee.

3. The rights or claims of all parties in possession not shown in the public records.

4. All matters including easements not disclosed in the public records.