This Instrument Prepared By:

Jonathan Harwell
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Michael Andrew and Nancy Orr Zoretic 108 Hanover Street Nashville, TN 37215	Same	To be assigned Map 117-1-E Par. 10 Jsl

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LUCINDA B. ANGLE, formerly Lucinda B. Harwell (the "Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto MICHAEL ANDREW ZORETIC and wife, NANCY ORR ZORETIC (the "Grantees"), their heirs and assigns, a certain condominium unit in Davidson County, Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Lot No. 5A of Hanover Square Condominiums, as of record in Book 5200, page 39, as revised in Book 5200, page 76 and Book 5210, page 147, and by Master Deed of record in Book 5380, page 164, as amended by First Amendment to Master Deed of record in Book 5565, page 948, and By-Laws appended thereto of record in Book 5380, page 202, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lucinda B. Harwell by Warranty Deed from Fox Builders, Inc. of record in Book 5473, page 700, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as Unit No. 5A, Hanover Square Condominiums, 108 Hanover Street, Nashville, Tennessee 37215.

To have and to hold said real estate with all the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantor covenants that she is lawfully seized and possessed of said condominium unit in fee simple, that she has a good right to convey it, and that the same is unencumbered, except as follows:

(1) 1984 real property taxes which have been prorated and assumed by the Grantees.

(2) All provisions, covenants and restrictions contained in the Master Deed establishing the horizontal property regime of Hanover Square Condominiums and the By-Laws of the Association of Owners thereof, attached to said Master Deed as Exhibit "C", of record in Book 5380, page 164, Register's Office for Davidson County, Tennessee; all matters shown on the plats of record in Book 5200, page 39, Book 5200, page 76 and Book 5210, page 147, said Register's Office; and all other easements, restrictions and setback lines of record.

(3) Easement for Sanitary Sewer and/or Storm drainage to the Metropolitan Government of Nashville and Davidson County, 20 feet in width, of record in Book 5287, page 947, Register's Office for Davidson County, Tennessee.

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(4) Driveway easement conveyed to James N. Green and Sheila G. Green, dated October 27, 1979, of record in Book 5526, page 175, Register's Office for Davidson County, Tennessee.

(5) Patio and Fence easement conveyed to James N. Green and Sheila G. Green, dated October 27, 1979, of record in Book 5526, page 170, Register's Office for Davidson County, Tennessee.

(6) A Conditional Exclusive Use Easement granted by all the unit owners of Hanover Square and all the holders of deeds of trust to James N. Green and wife, Sheila G. Green, for the premises known as the tennis court area dated January 18, 1980, and filed February 13, 1980, of record in Book 5565, page 956, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Grantees by acceptance of this Warranty Deed hereby join in and accept and agree to be bound by the Master Deed establishing the horizontal property regime of Hanover Square Condominiums, and the By-Laws of the Association of Owners thereof.

C. Eugene Angle joins in this conveyance for the sole purpose of conveying any and all marital rights he may have in this property.

IN WITNESS WHEREOF, the parties have executed this Warranty Deed on this 16 day of March, 1984.

GRANTOR:

Lucinda B. Angle
Lucinda B. Angle

C. Eugene Angle
C. Eugene Angle

GRANTEES:

Michael Andrew Zoretic
Michael Andrew Zoretic

Nancy Ore Zoretic
Nancy Ore Zoretic

RUSH

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IDENTIF. REFERENCE

MAR 16 | 13 PM '84

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6251 PAGE 462

Personally appeared before me, JOE B. PALMER III, a Notary Public of said county, Lucinda B. Angle and C. Eugene Angle, the within named bargainors, 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 purposes therein contained.

Witness my hand, at office, this 16th day of March, 1984.

Notary Public

My Commission Expires:

July 21, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOE B. PALMER III, a Notary Public of said county, Michael Andrew Zoretic and wife, Nancy Orr Zoretic, the within named bargainors, 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 purposes therein contained.

Witness my hand, at office, this 16th day of March, 1984.

Notary Public

My Commission Expires:

July 21, 1985

* * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $159,900.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Lillian A. Ingram

Sworn to and subscribed this 16th day of March, 1984.

Notary Public

My Commission Expires:

July 21, 1985

JH/vcb

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6251 PAGE 463

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			155000.00- CAMT.	
			415.74 CSTAX	
			.50 PRFEE	
			9.00 WDETD	
			CHECK	425.24-
0612403/16/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAR 16 1 13 PM '84

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 20601