This deed prepared by:
Dennis Clifton Wright
Attorney at Law
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

BOOK 7372 PAGE 77

# WARRANTY DEED

Address new owner as:
Andjelko Eskic
212 Manchester Ave
Nashville, Tn 37206

Send tax bills to:
Same

Map-Parcel
52-1
Par 125 Is

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cecilia A. Cole, Conservator for Jessie Beatrice Sellers, a widow, have this day bargained and sold, and do hereby transfer and convey to Andjelko Eskic, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 3, Block "F" on the map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Clyde W. Sellers and wife, Jessie M. Sellers, by deed from J. R. Coarsey, unmarried, as of record in Book 1417, page 664, Register's Office for said county. The said Clyde W. Sellers has since died and Cecilia A. Cole, is the regularly appointed Conservator for Jessie Beatrice Sellers, having been appointed the same in a proceeding in the Probate Court for Davidson County, Tennessee, being No. 79705.

This is unimproved property known as parcel 125, Idlewild Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Andjelko Eskic, his heirs and assigns, forever.

And I, Cecilia A. Cole, Conservator for Jessie Beatrice Sellers, do covenant with the said Andjelko Eskic, that Jessie Beatrice Sellers is lawfully seized and possessed of said land in fee simple; that I, Cecilia A. Cole, Conservator for Jessie Beatrice Sellers, have a good right to convey it; and, that the same is unencumbered.

7 1 7 4 9

IDENTIFICATION REFERENCE

OCT 6 8 19 AM '87

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

And I, Cecilia A. Cole, Conservator for Jessie Beatrice Sellers, do further covenant and bind myself as such conservator, my successors and assigns, my heirs and representatives, to warrant and forever defend the title to the said land to the said Andjelko Eskic, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 5TH day of October, 1987.

Cecilia A. Cole
Cecilia A. Cole, Conservator for
Jessie Beatrice Sellers

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for County and State, Cecilia A. Cole, Conservator for Jessie Beatrice Sellers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5TH day of October, 1987.

NOTARY PUBLIC

My commission expires:
July 13, 1991

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $10,300.00.

Andjelko Eskic
AFFIANT

Subscribed and sworn to before me, this 5TH day of October, 1987.

NOTARY PUBLIC

My commission expires:
July 13, 1991

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7372 PAGE 79

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

10300.00- CAMT.
28.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 35.34-
0075A 10/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1.7.4.9

IDENTIFICATION REFERENCE

OCT 6 8 19 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 23584