File 11617 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 8973 PAGE 416

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DUSAN S. TEODOROVIC (NAME)	NEW OWNERS (NAME)	Map 104-120
1913 19th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 175
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 22W14565

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MARGARET GANNON ALBIN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DUSAN S. TEODOROVIC AND WIFE, DJORDJETA T. TEODOROVIC

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS 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 the southerly half of Lot No. 52 on the Plan of Christopher and Kirkman's Addition to Nashville, as of record in Plat Book 57, page 158, Register's Office for said County, more particularly described as follow:

Said part of Lot No. 52 fronts 50 feet on the westerly side of 19th Avenue South, formerly Avondale Avenue, and extends back westerly between parallel lines 159 feet to an alley.

Being the same property conveyed to Margaret Gannon Albin by deed from Allie J. Marsh, a single man of record in Book 6490, page 789, said Register's Office, with a life estate being reserved by Allie J. Marsh. The said Allie J. Marsh having since died.

This conveyance is made subject to: (1) 1993 Taxes which have been prorated and assumed by the Grantee(s); and (3) All matters appearing on the plan of record in Plat Book 57, page 158, Register's Office for Davidson County, Tennessee.

2.7.4 9.3

IDENTIFICATION REFERENCE

JUN 1 2 02 PM '93

LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4414 06/07 0101 03CHECK 334.97

unimproved ( )
This is improved (X) property, known as 1913 19th Avenue, South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of May, 1993

Margaret Gannon Albin

MARGARET GANNON ALBIN

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET GANNON ALBIN with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of May, 19 93.

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 93.

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

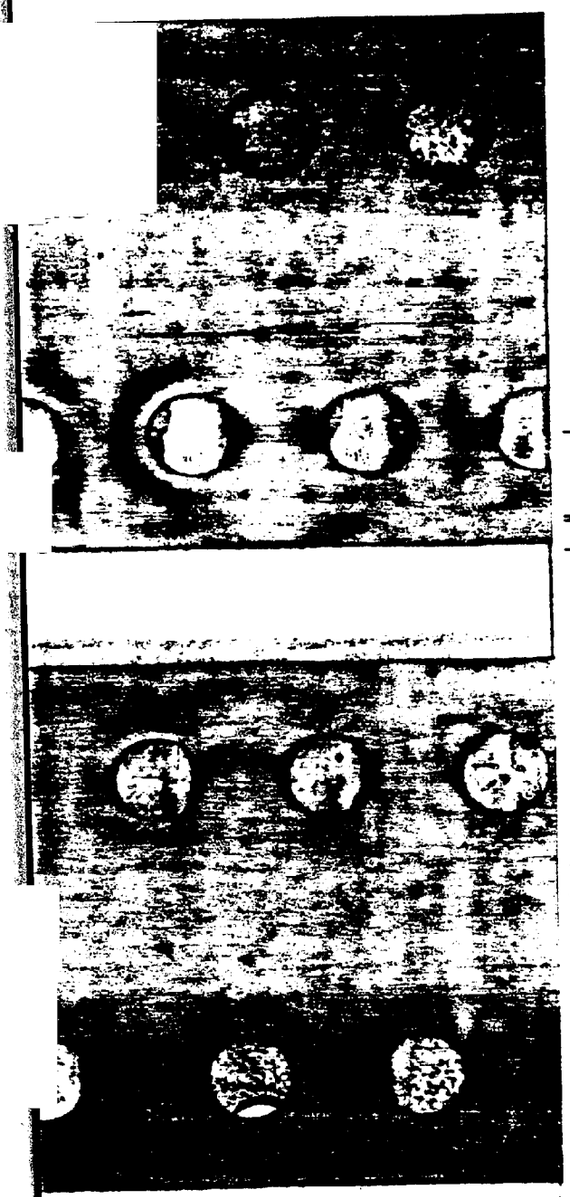
MARGARET GANNON ALBIN

TO

DUSAN S. TEODOROVIC AND WIFE,
DJORDJETA T. TEODOROVIC

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

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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

CAMT 88100.00
CON TX 325.97
PRFEE 1.00
WDEED 8.00
TOTAL 334.97
CHECK 334.97

06/07/93 01 14:03 0001 4414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2749.3

IDENTIFI REFERENCE

JUN 7 2 02 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 659739