WARRANTY DEED BOOK 9883 PG 308

FROM: HEIRS-AT-LAW OF FELIX BLAKE, SR.

TO: DUSAN TEODOROVIC and wife, DJORDJETA TEODOROVIC

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Dusan Teodorovic, et ux. 1913-19th Avenue South Nashville, TN 37212	Dusan Teodorovic, et ux. 1913-19th Avenue South Nashville, TN 37212	16DA 11575 Map 118-02 Parcel 99

This Instrument Prepared
By: MORRIS LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Dusan Teodorovic
AFFIANT

Sworn to and subscribed before me this 7 of December, 1995.

Gay Lisa Levine
Notary Public

My commission expires: 5-25-96.

GAY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Forty-Five Thousand & 00/100 ($45,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

we, GAIL MARIE INGLE, GLADYS L. BLAKE, FELIX BLAKE, JR., KATHERINE I. BLAKE, and PEGGY J. JACKSON, being the sole Heirs-at-Law of FELIX BLAKE, SR., hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and convey unto the said

DUSAN TEODOROVIC and wife, DJORDJETA TEODOROVIC, hereinafter referred to as the Grantees, and their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Map of the Final Plat of the 1st Subdivision of the W. T. Berry Estates in the 7th Civil District of record in Book 974, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 60 feet on the easterly margin of West Kirkwood Avenue (formerly W. Kirkwood Road) and extends back between lines measuring 156.5 feet on the northerly line and 166.89 feet on the southerly line to a straight line in the rear measuring 61 feet 6 inches thereon.

BEING the same property conveyed to Felix Blake, Sr. and wife, Gladys Louise Blake, by deed from G. E. Bateman and wife, Annie Ruth Bateman, of record in Book 3977, page 598, Register's Office for Davidson County, Tennessee. The said Felix Blake, Sr. having since died, and the said Gladys Louise Blake predeceased Felix Blake, Sr., the property vests in the heirs-at-law of Felix Blake, Sr., being Gail Marie Ingle, Gladys L. Blake, Felix Blake, Jr., Katherine I. Blake, and Peggy J. Jackson.

This conveyance is made subject to Easement granted unto Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5487, page 238, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 974, page 66, said Register's Office, which shows an Owner's Certificate.

The above described property is <u>not</u> the usual place of residence of the Grantors.

This is improved property, known as:

2802 West Kirkwood Avenue, Nashville, Tennessee 37204.

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, and their heirs and assigns, forever.

And we, the Grantors, 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, except for current year's property taxes, which are prorated and assumed by the Grantees herein.

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

WITNESS our hands this 7 day of December, 1995.

Gail Marie Ingle
GAIL MARIE INGLE

Gladys L. Blake
GLADYS L. BLAKE

Felix Blake Jr.
FELIX BLAKE, JR.

Katherine I. Blake
KATHERINE I. BLAKE

Peggy J. Jackson
PEGGY J. JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAIL MARIE INGLE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of December, 1995.

GAY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Gay Lisa Levine
Notary Public

My Commission Expires: 5-25-96.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLADYS L. BLAKE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of December, 1995.

GAY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Gay Lisa Levine
Notary Public

My Commission Expires: 5-25-96.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FELIX BLAKE, JR., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7 day of December, 1995.

Notary Public

My Commission Expires: 5-25-96.

MAY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE I. BLAKE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7 day of December, 1995.

Notary Public

My Commission Expires: 5-25-96.

MAY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY J. JACKSON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of December, 1995.

Notary Public

My Commission Expires: 5-25-96.

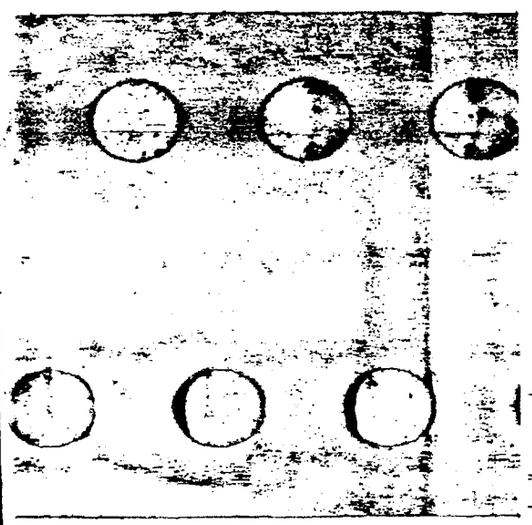
MAY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

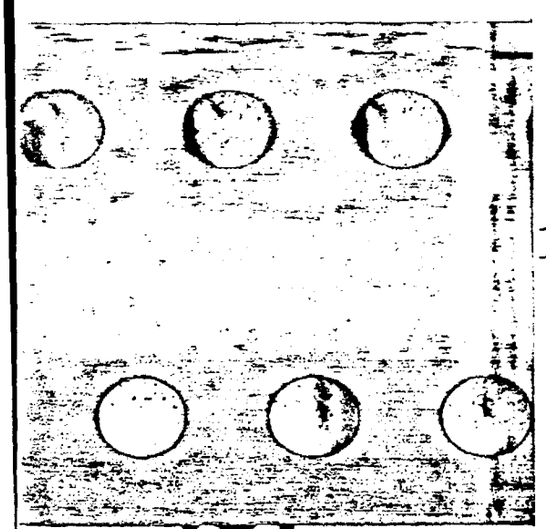
172:114

0130354
IDENTIF. & REFERENCE

95 DEC -8 AM 9:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5395 12/08 0101 03CHECK 179.50





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

RECEIVED OF _____

FOR _____

BOOK 9883 PG 311

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

12/08/95 01 10:03 0001 6395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0130354
IDENTIF. & REFERENCE

95 DEC -8 AM 9:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 984874