BOOK 10842 PG 741

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 178,000.00

Affiant

Subscribed and sworn to before me, this 13th day of March 1998

Notary Public

My Commission Expires: 9-29-2001

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
EARL BUD LEE 1913 19th Avenue, South Nashville, Tennessee 37212	SAME	MAP 104-12 PARCEL 175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY EIGHT THOUSAND AND NO/100---------- ($ 178,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , DUSAN S. TEODOROVIC AND WIFE, DJORDJETA T. TEODOROVIC hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EARL BUD LEE, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 Davidson County, Tennessee, more particularly described as follows:

Said part of Lot No. 52 fronts 50.0 feet on the westerly side of 19th Avenue, South, formerly Avondale Avenue, and extends back westerly between parallel lines 159.0 feet to an alley.

BEING the same property conveyed to Dusan S. Teodorovic and wife, Djordjeta T. Teodorovic, by deed from Margaret Gannon Albin, unmarried, of record in Book 8973, page 416, Register's Office for Davidson County, Tennessee.

98 MAR 18 AM 10:11
DAVIDSON COUNTY, TN

04 13532
IDENTIF. + REFERENCE

This is improved property known as 1913 19th Avenue, South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Christopher and Kirkman's Addition to Nashville of record in Book 57, page 158, Register's Office for Davidson County, Tennessee.

BOOK 10842 PG 742

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of March, 19 98.

DUSAN S. TEODOROVIC

DJORDJETA T. TEODOROVIC

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, the within named DUSAN S. TEODOROVIC AND WIFE, DJORDJETA T. TEODOROVIC, the bargainor s, 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 and official seal this 13th day of March, 1998.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

7262 03/18 0101 03CHECK 667.60

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

RECEIVED OF _____

FOR _____

BOOK 10842 PG 743

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
178000.00
CON TX 658.60
PRFEE 1.00
WDEED 8.00
TOTAL 667.60
CHECK 667.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/18/98 01 10:10 0001 7262

98 MAR 18 AM 10:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0413532
IDENTIF. ← REFERENCE

No. 1267618