BOOK 10900 PG 145

39-B

| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [ ] | ] | ] |
| [ Igor Popovic ] | SunTrust Bank , Nashville, N.A. ] | MAP and PARCEL ] |
| [ Linda J. Popovic ] | Attn: Tax Dept. ] | ] |
| [ 513 Hickory Trail Drive ] | Residential Mortgage Lending ] | 101 132 ] |
| [ Nashville, TN 37209 ] | 201 Fourth Ave. North, 7th FL. | ] |
| | Nashville, Tn 37219 | |

[ This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law ]
[ P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B) ]

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Quentin L. Quigley and Deborah G. Quigley, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Igor Popovic and Linda J. Popovic, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hickory Trail Farms, Section 1, Revised, as of record in Book 4460, Pages 192 and 193, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Quentin L. Quigley and wife, Deborah G. Quigley, by deed from Howard B. Vaughn and wife, Marjorie C. Vaughn, of record in Book 6174, Page 981, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 513 Hickory Trail Drive, Nashville, TN 37209.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The plan of record in Book 4460, Page 104 & 105 as revised in Book 4460, Page 192 & 193, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 4641, Page 325, said Register's Office.**

0429449

IDENTIF. & REFERENCE

98 APR 24 PM 2:58

ELK Z. ... REGISTER
DAVIDSON COUNTY, TN.

[ STATE OF TENNESSEE ]
[ COUNTY OF DAVIDSON ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $158,500.00 ]
[ ]
[ Affiant ]
[ Subscribed and sworn before me this 22nd day of April, 1998. ]
[ ]
[ My Commission Expires: 9-29-2001 Notary Public ]

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **22nd** day of **April, 1998**.

**Quentin L. Quigley**

**Deborah G. Quigley**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Quentin L. Quigley and Deborah G. Quigley, husband and wife** , with whom I am personally acquainted, or who 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 at office this **22nd** day of **April, 1998**.

**Notary Public**
**My Commission Expires:** 3/23/2002

File No. 9804-072

8306 04/24 0101 03CHECK 595.45

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10900 PG 147

| | | |
|---|---|---|
| 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
158500.00
CON TX 586.45
PRFEE 1.00
WDEED 8.00
TOTAL 595.45
CHECK 595.45
04/24/98 01 14:59 0001 B306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0429449
IDENTIF. & REFERENCE

98 APR 24 PM 2:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1284422