PREPARED BY (AND RETURN TO):

BOOK 10994 PG 327

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 40026
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Silvio Sitaric Vojin Janjic 608 Glenridge Close Nashville, TN 37221	Suntrust Bank, Nashville, N.A. P.O. Box 305110/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 142-13-A-74

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 177500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda A. Allgood and spouse, Arthur E. Allgood,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Silvio Sitaric and Vojin Janjic, as joint tennants with right of survivorship,** hereinafter called the **Grantee,** Grantee's 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. 74 on the Plan of Resubdivision of Lots 73 and 74 Riverside Phase 2, of record in Plat Book 7900, Page 844, Register's Office for said County.

SAID Lot No. 74 fronts 38.94 feet on the northwesterly margin of Glenridge Close and extends back 119.87 feet on the northeasterly line and 115.17 feet on the southwesterly line to a broken line in the rear, measuring 119.47 feet thereon.

BEING the same property conveyed to Linda A. Allgood and husband, Arthur E. Allgood by deed from Rochford Realty and Construction Co., Inc., of record in Book 9490, Page 322, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 844, said Register's Office, which Plan shows a 20 foot minimum building setback line from Glenridge Close, together with a designated building site and 15 foot easement for public utility and drainage purposes along the front line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, Page 619, Book 7405, Page 780, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 608 Glenridge Close, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 1998.

Linda A. Allgood **Arthur E. Allgood**

State of Tennessee
County of Davidson

On this 26th day of June, 1998, before me the undersigned authority, personally appeared **Linda A. Allgood** and **Arthur E. Allgood**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 177500.00

Affiant

Sworn and subscribed before me on the 26th day of June, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0455652
IDENTIF. ▲ REFERENCE

98 JUN 26 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6305 06/26 0101 03CHECK 665.75

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____ BOOK 10994 PG 329

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 177500.00
CON TX 656.75
PRFEE 1.00
WDEED 8.00
TOTAL 665.75
CHECK 665.75
06/26/98 01 14:02 0001 6305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0455652
IDENTIF. ↑ REFERENCE
98 JUN 26 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312104