WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 8-18-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Realty Title & Escrow Company, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luka Stjepanovic	SAME	162-10-0234
(NAME)	(NAME)	
5412 Ashlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Ellery Channing Workman, III and wife, Emily Webb Workman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luka Stjepanovic and wife, Cvijeta Stjepanovic

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, being Lot No. 107 on the Plan of Hickory View, Section Four, of record in Book 6900, Page 373, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ellery Channing Workman, III and wife, Emily Webb Workman by deed from Walter T. Ambrog and wife, Sandra S. Ambrog of record in Book 10505, Page 867, Register's Office for Davidson County, TN.

Subject to Restrictions of Record in Book 7322, Page 278, and all matters shown on the plan of record, said Register's Office.

This description is the same used in the previous deed of record.

0532944
IDENTIF. ↑ REFERENCE

99 JAN -5 AM 11:41
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

8717 01/05 0101 03CHECK 408.75

unimproved ( )
This is improved (X) property, known as 5412 Ashlawn Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 31st day of December, 19 98

Ellery Channing Workman III
Ellery Channing Workman III

Emily Webb Workman
Emily Webb Workman

BOOK 11282 PAGE 681

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellery Channing Workman, III and wife, Emily Webb Workman

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 at Brentwood, Tennessee, this 21st day of December 19 98.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11282 PAGE 682

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

053944
99 JAN -5 AM 11:41
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE

CAMT	107500.00
CON TX	397.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
CFEE	2.00
ERR CO	
CFEE	2.00
TOTAL	408.75
CHECK	408.75

01/05/99 01 11:39 0001 8717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408109