Instr:200001250008119 Page: 1 OF 1
REC'D FOR REC 01/25/2000 10:45:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $185.00

[STATE OF TENNESSEE:
[COUNTY OF DAVIDSON:
[ The actual consideration of value
[whichever is greater, for this transfer
[is $ 50,000.00
[
[
[ AFFIANT
[Sworn to and subscribed before me this
[ 7th day of January, 2000.
[
[
[ NOTARY PUBLIC
[ My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT PREPARED BY;
LARRY L. ROBERTS, Attorney at Law, 627 Second Avenue, South., Nashville, Tennessee 37210 Telephone: 244-6438

| ADDRESS OF NEW OWNER | SEND TAX BILLS | MAP-PARCEL |
|---|---|---|
| RONALD P. LUBOVICH, JR. | Union Planters Mortgage | PART OF 161-09-0 |
| 5524 HILL COURT | PO Box 1860 | 072.00 |
| NASHVILLE, TENNESSEE 37221 | Memphis, TN 38101-1860 | 06DU8122 |
| | Loan number 0001873116 | |

For and in consideration of the sum of One ($1.00) dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, NANCY L. LUBOVICH, an unmarried woman, have bargained and sold, and by these presents do transfer and convey unto RONALD P. LUBOVICH, JR., hereinafter called the Grantee, his heirs and assigns forever, but subject to my own life estate, a certain parcel or tract of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 20-A on the Plan of the zone lot division of Lot 20, Section One, Brentwood Meadows, of record in Book 6250, page 302, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy L. Lubovich, by deed from Hailey Brothers Partnership, a Tennessee General Partnership, of record in Book 6594, page 458, Register's Office for Davidson County, Tennessee.

This is improved property known as 5524 Hill Court, Nashville, Tennessee 37220.

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; and I do covenant with the said Grantee that I am lawfully seized and possessed of the said real estate, have a good and valid right to convey the same, subject to the existing mortgage indebtedness secured thereby, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 31 day of December, 1999.

NANCY L. LUBOVICH,
GRANTOR

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
Personally appeared before me, the undersigned authority, a notary public in and for the said state and county, the aforenamed NANCY L. LUBOVICH, known personally to me, who, upon her oath, stated she has executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and official seal at DAVIDSON, Tennessee, this 21ST day of DEC, 1999.

NOTARY PUBLIC

My Commission Expires: MAY 28, 2000