Instr:200003140026269 Page: 1 OF 2
REC'D FOR REC 03/14/2000 1:30:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1480.00

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 $ 400,000.00

Scott E. Kozicki
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 10th day of March, 2000

Mitchell A Watts
Notary Public

My Commission Expires: 9.29.01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SCOTT E.KOZICKI 2601 Belmont Boulevard Nashville, Tennessee 37212	SAME	MAP 117-4 PARCEL 101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND NO/100---------- ($ 400,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, DUSAN TEODOROVIC AND WIFE, DJORDJETA TEODOROVIC hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SCOTT E.KOZICKI, 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 north 50.0 feet of Lot No. 183 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID lot fronts 50.0 feet on the westerly side of Belmont Boulevard and runs back between parallel lines along the south margin of Sweetbriar Avenue, 175.0 feet to an alley.

BEING the same property conveyed to Dusan Teodorovic and Djordjeta Teodorovic, as tenants by the entirety, by deed from Jimmy L. Badger and wife, Martha A. Badger, of record in Book 9807, page 16, Register's Office for Davidson County, Tennessee.

This is improved property known as 2601 Belmont Boulevard, 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 a 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 Belmont Land Company's Plan of Lots Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

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 10th day of March, 2000.

DUSAN TEODOROVIC

DJORDJETA TEODOROVIC

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 TEODOROVIC AND WIFE, DJORDJETA 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 10th day of March, 2000.

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 _____.

My Commission Expires: _____

Notary Public