Instr:200005240051978 Page: 1 OF 2
REC'D FOR REC 05/24/2000 10:38:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $686.35

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 $ 185,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2000

Notary Public

My Commission Expires: 9-29-01

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARTIN J. CERJAN 2704 Sunset Place Nashville, Tennessee 37212	CTX MORTGAGE COMPANY 801-94th Avenue, North St. Petersburg, Florida 33702	MPA 104-15 PARCEL 92

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY FIVE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 185,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, PETAR W. DANIEL AND WIFE, ELIZABETH S. DANIEL hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARTIN J. CERJAN AND WIFE, MITZI L. CERJAN 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:

BEING the easterly half of Lot No. 40 on the Map of Sunset Park as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 40 fronts 50.0 feet on the northerly side of Sunset Place, formerly Turner Avenue, and runs back between parallel lines 160.5 feet to a dead line.

BEING the same property conveyed to Petar E. Daniel and wife, Elizabeth S. Daniel, by deed from Margaret Nelle Martin, unmarried, of record in Book 10090, page 758, Register's Office for Davidson County, Tennessee.

This is improved property known as 2704 Sunset Place, 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 GRANTEEs, their heirs and assigns, forever.

GRANTORs COVENANT___ with the said GRANTEEs 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 Sunset Park of record in Book 332, page 132, 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_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hand_s_ on this the 22nd day of May, 2000.

PETAR W. DANIEL

ELIZABETH S. DANIEL

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 PETAR W. DANIEL AND WIFE, ELIZABETH S. DANIEL, 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 22nd day of May, 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