Davidson County DEEDWARR
Recvd: 09/07/00 11:12 2pgs
Fees:11.00 Taxes:417.73
20000907-0088513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00.

Irina Minnis
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of August, 2000.

Kimberly R. Parker
Notary Public

My Commission Expires: 2-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Esad Ceranic and Mirsada Ceranic
4616 Rockland Trail
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
176-05-0-039.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert T. Ray, III and wife, Julie M. Ray** hereinafter referred to as Grantors, hereby transfers and conveys to **Esad Ceranic and Mirsada Ceranic*** hereinafter referred to as 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, Tennessee being Lot No. 45 on the Plan of Hickory Woods, Section A of record in Plat Book 6900, page 511, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert T. Ray III and wife, Julie M. Ray, by Warranty Deed from Holigan Family Investments, Inc., d/b/a Holigan Homes Inc., of record in Book 10182, page 820, Register's Office for Davidson County, Tennessee.

***Esad Ceranic and Mirsada Ceranic Husband and Wife**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 9678, page 187, and Book 9764, page 44, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7932, page 648 and Book 9678,page 213 an Book 9764, page 44, said Register's Office.

All matters and notes on Plat of record in Book 6900, pages 509 through 512, said Register's Office.

Surveyors Certification of Correction of record in Book 7582, page 167, said Register's Office.

Quitclaim Deed for Open Space of record in Book 9786, page 923, said Register's Office.

Easement for TVS of record in Book 437, pages 24 and 29, said Register's Office.

Easement for Nashville Gas of record in Book 5909, page 915, an Book 5897, page 224, said Register's Office.

Easement for sewer of record in Book 6954, page 24, said Register's Office.

County taxes for the year 2000, and subsequent years, a lien, not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4616 Rockland Trail, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 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 **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 my hand this 29th day of August, 2000.

Robert T. Ray, III

Julie M. Ray

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 Robert T. Ray, III and wife, Julie M. Ray, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2000.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02119-BP