WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/01 13:47 2pgs
Fees:11.00 Taxes:610.50

20010205-0011089

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES: 9/25/2004 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Zoretic (NAME)	New Owner (NAME)	119-10 196.00
5150 Herford Court (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (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, Thomas J. St. Charles, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Zoretic, married

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 Lot No. 30 and the northerly 12 1/2 feet of Lot No. 4 of Block "F" on the Plan of Woodbine Courts, Section No. 2, not of record, described according to survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the southerly margin of Thompson Lane, said beginning point is the northeast corner of property conveyed to June V. Brindley by deed from George D. Waller and wife, of record in Book 1282, page 130, Register's Office for said County; thence with the easterly line of Brindley property, southwardly 150 feet to a point 12 1/2 feet south of the northwest corner of Lot No. 4; thence eastwardly 75 feet to the westerly line of Lot No. 5 in said subdivision; thence with the westerly line of Lots No. 5 and 29, northwardly 150 feet to the southerly margin of Thompson Lane; thence with the southerly margin of said Lane, westwardly 75 feet to the point of beginning.

Being the same property conveyed to Thomas J. St. Charles and wife, Nora Curley St. Charles, by deed from Paul St. Charles and wife, Rose D. St. Charles, of record in Book 2092, page 453, Register's Office for Davidson County, Tennessee. The said Nora Curley St. Charles having since died.

This is the same legal description used in previous deed.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 7003, page 42; any and all easements of record; Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 197 Thompson Lane, 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 my hand this 31st day of January 2001

Thomas J. St Charles

Thomas J. St. Charles

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 Thomas J. St. Charles, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of January, 2001.

Commission expires 9/25/2004

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 _____, _____.

My commission expires _____

Notary Public