Davidson County DEEDWARR
Recvd: 04/25/01 13:59 2pgs
Fees:11.00 Taxes:279.35

20010425-0041133

RECORD AND ~~RETURN TO~~;
NATIONS TITLE OF TENNESSEE, INC.
205 POWELL PLACE, STE. 114
BRENTWOOD, TN 37027
01TN00246

File Box 19B
01-3-57-D

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2001

Notary Public

MY COMMISSION EXPIRES: 5/28/03

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 205 POWELL PLACE, STE 114, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MIROSLAV TUNJIC **528 EASTBORO DRIVE** **NASVHILLE, TN 37209**	Franklin American Mortg. Co. 501 Corporate Centre DR. Suite 400 Franklin, TN. 37067	**91-9-240**

FOR AND IN 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,

BETTIE B. LEE, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MIROSLAV TUNJIC AND WIFE, MARIJA TUNJIC

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. 25 IN E.T. BROWN'S TRUSTEE'S SUBDIVISION OF AN 18 ACRE TRACT ON THE CHARLOTTE PIKE, A PLAN OF WHICH IS OF RECORD IN BOOK 332,PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 25 FRONTS 96 FEET ON THE EASTERLY SIDE OF COWNA AVENUE AND RUNS BACK 190 FFET ON THE SOUTH LINE AND 198.4 FEET ON THE NORTH LINE TO AN ALLEY, AND SHOWS 51 FEET ON THE SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BETTIE B. LEE BY DEED FROM MARGARET DEAN DEBUSK DATED 06/02/99 OF RECORD IN BOOK 11512, PAGE 309 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property known as **528 EASTBORO DRIVE, NASHVILLE, TN 37209**
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 our hands this 18th day of April , 2001

Bettie B. Lee

BETTIE B. LEE

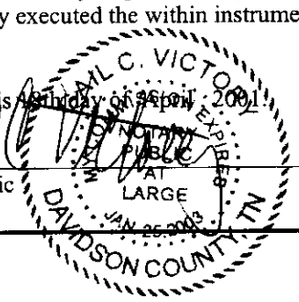
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bettie B. Lee the bargainors 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 at Nashville, Tennessee, this 18th day of April, 2001.

Commission Expires:_____

_____
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 _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____

_____
Notary Public