63

Realty Title 48-A

*Being rerecorded to correct the County of recordation

BK 2467 PG 409

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2002.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 08/08/02 09:36 2pgs
Fees:12.00 Taxes:0.00
20020808-0095466

Address of New Owner:	Send Tax Bills to:	Tax Information
Zdenko Tunjic	1st Trust Bank For Savings	103-2-76
204 Orlando Avenue	P.O. Box 17257	
Nashville TN 37209	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Arthur C. Mader, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Zdenko Tunjic and wife, Ruzica Tunjic, hereinafter called the Grantees, their successors 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. 2 on the Plan showing division of two parts of Lot No. 25, C.C. Vernon Farms as of record in Book 1130, Page 57, Register's Office for said County.

Said Lot fronts 60 feet on the easterly side of Orlando Avenue and runs back 154.6 feet on the northerly line and 157.8 feet on the southerly line to a dead line and measures 59.7 feet.

Being the same property conveyed to Arthur C. Mader by quitclaim deed from Buchanan Livingston Mader of record in Instrument No. 200008210082418, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject property is not now and never has been the marital residence of the grantor.

This property is improved property known as 204 Orlando Avenue, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 May, 2002.

Arthur C. Mader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Arthur C. Mader, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of May, 2002.

Notary Public

My Commission expires 03/14/05

State of Tennessee, County of WILLIAMSON
Received for record the 04 day of
JUNE 2002 at 11:22 AM. (REC# 477951)
Recorded in official records
Book 2467 Pages 409- 410
Notebook 69 Page 234
State Tax $ 314.50 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 327.50,
Register of Deeds SADIE WADE
Deputy Register NICOLE BONDANZA