03

Rocky Tale 48-A

Davidson County DEEDWARR
Recvd: 08/26/02 13:52 2pgs
Fees:13.00 Taxes:480.63

20020826-0102998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION/OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/14/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milankio Gojkovic and wife, Snjezana Gojkovic	1st Trust Bank For Savings	Map: 176-01-0-21.00
(NAME) 3832 Round Rock Drive	(NAME) P.O. Box 17257	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, RANDALL E. MORRIS AND WIFE, GLENDA FAYE MORRIS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto MILANKIO GOJKOVIC AND WIFE, SNJEZANA. GOJKOVIC, 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:

Land in Davidson County, Tennessee, being all of Lot No. 107 on the Final Plat Hickory Woods, Section A, as shown by plat appearing of record in Plat Book 6900, page 511 and as corrected in Book 7582, page 167 and Book 9997, Page 844, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Randall E. Morris and wife, Glenda Faye Morris by Warranty Deed of record in Record Book 10175, Page 360, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
This conveyance is subject to Restrictive Covenants of record in Book 7422, pages 235, 298, 301, and 304, as amended in Book 9678, page 187, Book 9764, page 44, Book 9616, pages 470 and 477, and Book 9678, page 213; By-Laws of record in Book 7932, page 648; Right-of-Way Easement to Tennessee Valley Authority of record in Book 437, page 39; Charter for Homeowner's Association of record in Book 7857, page 87 and re-recorded in Book 7876, page 67; Right-of-Way Easement to Nashville Gas Company of record in Book 5909, page 915 and Book 5897, page 224; Correction of Street change of record in Book 9997, page 844; Powerline Easement of record in Book 437, page 24; Sanitary Sewage and/or Storm Drainage Easement of record in Book 6954, page 24; Deed of Conveyance to Metropolitan Government, Department of Water and Sewage of record in Book 8169, page 571; and, any and all matters as shown on the plan of record in Plat Book 6900, page 511 and as corrected in Book 7582, page 167, all in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3832 Round Rock Drive, Antioch, TN 37013
(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 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 16th day of August, 2002.

Randall E. Morris

Randall E. Morris

Glenda Faye Morris

Glenda Faye Morris

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Randall E. Morris and wife, Glenda Faye Morris who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of August, 2002.

Notary Public

My Commission Expires: 5/15/04

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TEN

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217