This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
**Zdravko Kesic**
**132 McMurray Circle**
**Nashville, Tennessee 37211**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**SunTrust Mortgage, Inc.**
**201 Fourth Avenue North, 7th Floor**
**Nashville, TN 37219**

MAP **147-16**
GROUP **A**
PARCEL **32.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John W. Seat and Elizabeth Ann Seat, husband and wife** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Zdravko Kesic and Sanela Jasarevic**, 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 Unit No. 32 on the Condominium Site Plan, McMurry Court of record in Plat Book 6250, page 230, Amended in Book 6606, page 144. Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to John W. Seat and Elizabeth Ann Seat, husband and wife by deed from Elizabeth Ann Seat, a married person of record in Instrument no. 20001122-0115482, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 132 McMurray Circle, Nashville, Tennessee 37211.

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 do 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 01/31/03 14:17 2pgs
Fees:13.00 Taxes:296.37
20030131-0013793

WITNESS our hands this the 15th day of January, 2003.

John W. Seat

Elizabeth Ann Seat, by John W. Seat, as attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John W. Seat, individually and as attorney in fact for Elizabeth Ann Seat** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained by signing his name and the name of **Elizabeth Ann Seat** as her free act and deed.

WITNESS my hand and official seal this 15th day of January, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $80,100.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of January, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004