19365
(1)

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00. *Affiant* SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF February 2003. NOTARY PUBLIC NOTARY PUBLIC AT LARGE Amy Adams Gowan My Commission Expires November 25, 2006 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19365SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael A. Zoretic Nancy O. Zoretic 3802 Harding Place Nashville, TN 37215	Nashville Bank of Commerce 115 29th Avenue South Nashville, Tennessee 37212-2505	130-8-100

FOR AND IN CONSIDERATION 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, Maxene L. Damer, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Michael A. Zoretic and wife, Nancy O. Zoretic, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 4, on the Plat of Sharber's Harding Place Subdivision, not of record, described according to a survey of R.L. Montoya Land Surveying, dated April 20, 1984, as follows:

Beginning at a concrete monument in the northerly right-of-way of Harding Place, said monument being south 87 deg. 43 min. 00 sec. west 150 feet from the intersection of said right-of-way with the westerly right-of-way of Estes Road, and being the southeast corner of the herein described tract; thence, with said right-of-way, south 87 deg. 43 min. 00 sec. west 100.07 feet to an iron pin; thence, leaving said right-of-way, north 2 deg. 13 min. 35 sec. west 338.84 feet to an iron pin in a fence line; thence, with said fence line (the line of occupancy), south 86 deg. 08 min. 45 sec. east 79.45 feet to a concrete monument, south 1 deg. 41 min. 07 sec. east 17.65 feet to a fence post, south 18 deg. 52 min. 52 sec. east 133.88 feet to a concrete monument; thence south 3 deg. 05 min. 00 sec. west 185.21 feet to the beginning containing 0.788 acre.

Davidson County DEEDWARR
Recvd: 02/27/03 16:00 2pgs
Fees:13.00 Taxes:1202.50
20030227-0026420

Being the same property conveyed to Maxene L. Damer, unmarried, by deed from LeaLan Dorris, unmarried, of record in Book 6283, page 521, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. All matters shown on the unrecorded plan of Sharber's Harding Place subdivision, not of record; and
3. Easement for sanitary sewers and/or storm drainage of record in Book 4305, page 859 and Book 5435, page 242, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3802 Harding Place, Nashville, TN 37215.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 24th day of February, 2003.

Maxene L. Damer

Maxene L. Damer

STATE OF MISSOURI)
COUNTY OF Greene)

On February 24, 2003, before me personally appeared Maxene L. Damer to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 24th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 12-12-03

Notary Public Notary Seal State of Missouri

JODI L. PARSONS
Christian County
My Commission Expires
December 12, 2003