STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,400.00.

Tommy Barbdue
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of April, 2003.

My Commission Expires Jan. 25, 2006

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/21/03 15:33 2pgs
Fees:13.00 Taxes:478.78
20030421-0052145

ADDRESS NEW OWNER(S) AS FOLLOWS:
Santos Ceferino Flores and Nora Q. Flores
3718 Faulkner Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Wells Fargo Home Mortgage, Inc.
11301 Carmel Commons Blvd., Ste. 309
Charlotte, NC 28226

MAP-PARCEL NUMBERS:
Map 147-4, Parcel 85

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mirko Stojanovic and wife, Snezana Stojanovic** hereinafter referred to as Grantors, hereby transfers and conveys to **Santos Ceferino Flores and wife, Nora Q. Flores** hereinafter referred to as 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 Lot No. 124 on the Plan of Hillbrook, Section III, as of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot fronts 77 feet on the easterly side of Faulkner Drive and runs back 231.7 feet on the northerly line and 207.5 feet on the southerly line to a dead line in the rear on which it measures 80.73 feet.

Being the same property conveyed to Mirko Stojanovic, a married man, Vanja Stojanovic, an unmarried woman and Sasa Stojanovic, an unmarried man by deed from Tom Trisdale and wife, Madge S. Trisdale (formerly Madge S. Tomlin) of record in Book 11324, Page 275, said Register's Office, dated January 29, 1999. The said Mirko Stojanovic, a married

man, Vanja Stojanovic, an unmarried woman and Sasa Stojanovic, an unmarried man, all as tenants in common having conveyed their interests in the subject property to Mirko Stojanovic and Snezana Stojanovic, husband and wife, by Quitclaim Deed of record in Book Instrument No. 20001030-0107437, Register's Office for Davidson County, Tennessee, dated October 24, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3300, Page 84, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3460, Page 295, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3718 Faulkner Drive, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 17th day of April, 2003.

Mirko Stojanović

Mirko Stojanovic

Snezana Stojanović

Snezana Stojanovic

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mirko Stojanovic and wife, and Snezana Stojanovic, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2003.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES AUG. 14, 2005

07537-BP