Box 1

# WARRANTY DEED

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 116,000.00

Affiant

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF AUGUST, 2003.

Jennifer Fisher

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/20/07

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| ALIJA S. KOTORIC | Fieldstone Mortgage Co. | MAP:115-11-C-119.00 |
| 613 Ransom Village Way | 11000 Broken Land Pky #600 | |
| Antioch, TN 37013 | Columbia, MD 21044 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JENNY CLOUGH**, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ALIJA S. KOTORIC AND WIFE, SABINA B. KOTORIC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 613 Ransom Village Way, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 26th day of August, 2003.

Jenny Clough

Jenny Clough

Davidson County DEEDWARR
Recvd: 09/02/03 15:46 2pgs
Fees:13.00 Taxes:429.20

20030902-0126861

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JENNY CLOUGH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee , this 26th day of August, 2003.

Notary Public

My Commission Expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, BEING Lot No. 19 on the Plan of Ransom Village, of record in Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jenny Clough, an unmarried person by Warranty Deed from Ransom Village, Inc. dated April 20, 1995, of record in Book 9657, Page 343, re-recorded in Book 9664, Page 109, said Register's Office.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein