WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/24/03 14:47 2pgs
Fees:13.00 Taxes:402.93
20031124-0170648

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,900.00
Danijela Jovanovic
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 20 03
Notary Public
MY COMMISSION EXPIRES: ~~January 29, 2005~~ 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mara Jovanovic (NAME)	National Bank of Commerce (NAME)	MAP 96-13
2724 Wellman Drive (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 16
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Paul L. Morgan and wife, Tracy L. Morgan and Glenace E. Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mara Jovanovic and husband, Cvijan Jovanovic and Danijela Jovanovic

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:

BEING Lot No. 4, on the Plan of Perry Heights, of record in Book 2900, Page 18, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

SAID Lot No. 4 fronts 68.0 feet on the north side of Wellman Drive and runs back 178.4 feet on the east line and 175.0 feet on the west line to a dead line in the rear on which it measures 75.0 feet.

BEING the same property conveyed to Paul L. Morgan and wife, Tracy L. Morgan and Glenace E. Morgan by deed from Douglas J. Smith, of record in Instrument 200007310075290, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2928, Page 445, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantor; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 18, said Register's Office.

Power of Attorney of record in Instrument 20031124-0170647, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2724 Wellman Drive, Nashville, TN 37214
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hand s this 21st day of November, 20 03

Paul L. Morgan

Glenace E. Morgan by P. L. Morgan her attorney in fact

Tracy L. Morgan

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 2003.

My Commission Expires: 1/29/05

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Paul L. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Glenace E. Morgan as her Attorney in Fact as the free act and deed of the within named Glenace E. Morgan.

Witness my hand and official seal at Nashville, Tennessee the 21st day of November, 2003.

My Commission Expires: 1/29/05

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.