Davidson County DEEDWARR
Recvd: 03/03/04 11:07 2pgs
Fees:13.00 Taxes:506.01

20040303-0024030

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,300.00

Malina Zivak
Affiant

Subscribed and sworn to before me, this 26th DAY OF February, 2004.

Deena L. O'Brien
Notary Public

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPT. 30, 2005

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R-UTC-03-00111

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milorad Zivak	National Bank of Commerce	
3928 Bridgeview Lane (ADDRESS)	115 29th Avenue South (NAME) (ADDRESS)	141-6-C-60
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MILORAD ZIVAK AND MALINA ZIVAK,HUSBAND AND WIFE,, hereinafter called the Grantee(s), their heirs and assigns, that 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. 16 on the Final Plat of Riverbridge Community, Phase 1B, a Planned Unit Development, of record in Instrument Number 20030709-0094605, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Beazer Homes Corporation dba Phillips Builders by General Warranty Deed dated 9-10-02 and filed for record on 9-12-02 in Instrument Number 20020912-0110994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 7601, page 451; Book 1298, page 244; Instrument Number 20020709-0082561; Instrument Number 20021217- 0155374; Instrument Number 20030806-0111892; 20030806-0111892; Instrument Number 20020912-0110994; Instrument Number 20030205-0016044; Instrument Number 20030303-0027396; Instrument Number 20030806-0111893; Instrument Number 20030218-002099, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3928 Bridgeview Lane, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of February, 2004.

Beazer Homes Corp. d/b/a Phillips Builders
BY: Ruth Lyon, agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DEENA C. O'BRIEN, a Notary Public within and for said County and State aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted and who upon her oath(s) acknowledged she is to be the Agent of ~~the~~ Beazer Homes Corp dba Phillips Builders, the within named bargainor, and corporation, and that she as such Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon.

Witness my hand and official seal at

on this the 26 day of February, 2004.

NOTARY PUBLIC

My Commission Expires: _____



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903