This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Dragomir Przulj
1501 Bell Crest Dr.
Antioch, Tennessee 37013

SEND TAX BILL TO:
Same

MORTGAGEE:
Guaranty Residential Lending, Inc.
PO Box 4874
Houston, Tx 77210-4874

MAP	**162-16**
GROUP	**E**
PARCEL	**61.00**

Davidson County DEEDWARR
Recvd: 04/28/04 12:25 2pgs
Fees:13.00 Taxes:475.45
20040428-0048120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **Scott S. Bowman, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Dragomir Przulj and wife, Branka Przulj**, 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:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section Two Bell Crest, of record in Plat Book 9700, page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Scott S. Bowman, a single man, by deed from MCR Development Corp., a Tennessee Corporation, of record in Book 10566, page 121, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 1501 Bell Crest Dr., Antioch, Tennessee 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 "GRANTEES", their heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEES" that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Carrie W. Bowman, spouse of Scott S. Bowman, hereby joins in this conveyance, transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 26th day of April, 2004.

Scott S. Bowman

Carrie W. Bowman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Scott S. Bowman and Carrie W. Bowman,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of April, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever ~~is greater,~~ for this transfer is $128,500.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of April, 2004.

NOTARY PUBLIC

CAROLE ... NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMM. EXP. 11/26/05

My Commission Expires: