03

Mid-State Title
48-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Branko Trifunovic
261 White Bridge Pike #105
Nashville, TN 37209

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 103-2-C
Parcel 105 CO

Davidson County DEEDWARR
Recvd: 05/19/04 08:53 2pgs
Fees:13.00 Taxes:88.80
20040519-0058563

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Glenn W. Petach and wife, Cynthia Gay Petach**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Branko Trifunovic**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 105, together with the appurtenant interest in the common elements of West End Terrace, a horizontal property regime established by Master Deed and Bylaws of record in Book 6657, page 549, amended in Book 7541, page 955, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed..
>
> Being the same property conveyed to Glenn W. Petach and wife, Cynthia Gay Petach, by deed from West End Terrace, Inc. of record in Book 6673, page 801, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 261 White Bridge Pike #105, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property 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 themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30th day of April, 2004.

Glenn W. Petach by Eric P. Johnson

Glenn W. Petach by Eric P. Johnson, Attorney-in-Fact, by virtue of a Power of Attorney recorded in Instrument Number 20040519-0058562, Register's Office for Davidson County, Tennessee.

Cynthia Gay Petach by Eric P. Johnson

Cynthia Gay Petach by Eric P. Johnson, Attorney-in-Fact, by virtue of a Power of Attorney recorded in Instrument Number 20040519-0058562, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Eric P. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Glenn W. Petach and Cynthia Gay Petach, and who acknowledged that he executed the same as the free act and deed of Glenn W. Petach and Cynthia Gay Petach.

Witness my hand and official seal this 30th day of April, 2004.

Catherine H. Gwyn

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is ~~$20,000.00~~ $24,000.00 after Notary.

Kathleen Conner

AFFIANT

Subscribed and sworn to before me this 30th day of April, 2004.

Diane R. Mann

NOTARY PUBLIC

My Commission Expires: 3/14/05

DIANE R. MANN NOTARY PUBLIC AT LARGE WILLIAMSON CO.