BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/04 13:10 2pgs
Fees:13.00 Taxes:808.00
20040628-0076423

State of Tennessee)
County of Davidson)

G#17163-2

The actual consideration or value, whichever is greater, for this transfer is **$164,323.62.**

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2004.

Notary Public

My commission expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
(AFFIX SEAL)
Comm. Expires 04/10/05

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To: MORTGAGEE:	Map-Parcel Numbers
SVETLANA STEPANOVIC	**Countrywide Home Loans, Inc.**	**Map 092-13-0, Parcel 477.00**
292 38th Avenue North	**P. O. Box 660694**	
Nashville, TN 37209	**Dallas, TX 75266-0694**	

FOR AND IN 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,

JERRY VINETT, JR., CORPORATION and JERRY VINETT, JR., individually

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

SVETLANA STEPANOVIC, a married woman

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. 2 on the Plan of Resubdivision Block 34 on the Plan of Charlotte Pike 2nd Ext. and Part of a Closed Street, as of record in Instrument No. 20011015-0111990, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Jerry Vinett Jr. Corporation, by Installment Deed dated June 21, 2001, from James A. Lewis and wife, Hilda M. Lewis, and Sherry Cox and Linda Sue Lichtgarn, of record in Instrument No. 20010621-0065900, Register's Office for Davidson County, Tennessee. The said corporation having since dissolved. Title is vested in Jerry Vinett, Jr., as sole stockholder.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; subject to "Special Notes 1 and 2" on the Plat of record in Instrument No. 20011015-0111990, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE ABOVE DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is improved (__X__) Unimproved (_____) property, known as: **292 38th Avenue North, Nashville, TN 37209.**

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 convenant 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 my/~~our hand(s)~~ this **25th** day of **June, 2004.**

JERRY VINETT, JR., CORPORATION

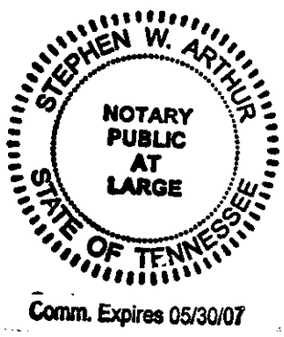
By: _____
JERRY VINETT, JR., President

_____
JERRY VINETT, JR., individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared JERRY VINETT, JR., 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 President of the JERRY VINETT, JR., CORPORATION, the within-named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **June, 2004.**



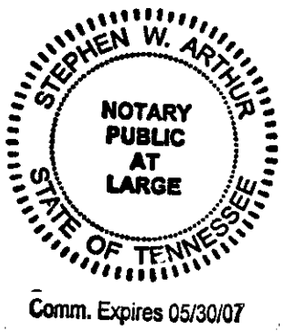
Notary Public

My Commission Expires: 5/30/07

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 JERRY VINETT, JR., 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **June, 2004.**



Notary Public

My Commission Expires: 5/30/07