Please return to: Grissim Title & Escrow, LLC
2309 Crestmoor Rd, STe 300
Nashville, tN 37215

Davidson County DEEDWARR
Recvd: 06/30/04 15:51 2pgs
Fees:13.00 Taxes:314.13
20040630-0078081

WARRANTY DEED

B-CBB-04-2133

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Snjezana Cvetkovic	National Bank of Commerce	
2133 Sadler Avenue (ADDRESS)	221 Fourth Avenue North (ADDRESS)	106-13-145.00
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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 JOSHUA MOTOHASHI, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SNJEZANA CVETKOVIC AND DRAGON CVETKOVIC, MARRIED, 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. 58 on the Plan of Sadler Place of record in Plat Book 332, Page 31, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joshua Motohashi, by Deed dated February 16, 1999 and filed for record on February 23, 1999 in Book 11351, Page 601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Shannon Motohashi executes this instrument as Attorney-In-Fact on behalf of Joshua Motohashi, pursuant to the Power of Attorney being recorded in Instrument No. 20040630-0078080, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2133 Sadler Avenue, Nashville, Tennessee 37210
(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 14th day of June, 2004.

Joshua Motohashi by Shannon K. Motohashi
Joshua Motohashi by Shannon Motohashi, Atty-In-Fact

Shannon K. Motohashi

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon Motohashi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 14th day of June, 2004.

Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

On this the 14th day of June, ~~2003~~ 2004, before me personally appeared Shannon Motohashi to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joshua Motohashi and who acknowledged that he/she executed the same as the free act and deed of the said Joshua Motohashi by virtue of that Power of Attorney, duly executed by the said Joshua Motohashi on June 4, 2004, ~~2003~~ and recorded concurrently herewith in Instrument No. 20040630-0073080 or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, ~~2003~~ 2004

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEP. 25, 2004

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903