Davidson County DEEDWARR
Recvd: 08/05/04 14:25 2pgs
Fees:13.00 Taxes:834.35

20040805-0094433

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Mario Stoilovich, et ux	Union Planters Bank	Map 82-9
1314 7th Avenue North	1900 Charles Bryan Rd.	Parcel 29
Nashville, TN 37208	Cordova, TN 38016	

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Barbara B. Petersen, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Mario Stoilovich and wife, Genevieve Stoilovich, married,** (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 16-2/3 ft. of Lot No. 23 and the southwardly 16-2/3 ft. of Lot No. 25 on the Plan of North Nashville Real Estate Company's Property, of record in Book 21, page 105, Register's Office for said County.

Said parts of Lots Nos. 23 and 25 front together 33-1/3 ft. on the easterly side of 7th Avenue, North, formerly Vine Street, and runs back 174 ft. and 6 inches more or less, on the southerly line to an alley measuring 33-1/3 fee thereon.

Being the same property conveyed to Barbara B. Petersen, unmarried, by deed from Scott C. Chambers, of record as Instrument No. 20001109-0111323, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

This is improved property commonly known as 1314 7th Avenue North, Nashville, Tennessee 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $225,500.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 2004.

CANDACE HOLLORAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Candace Holloran
Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29TH day of July, 2004.

Barbara B. Petersen
BARBARA B. PETERSEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Barbara B. Petersen with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29TH day of July, 2004.

Candace Holloran
Notary Public

My Commission Expires:_____

CANDACE HOLLORAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2