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

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Danica V. Trifunovic
6 Todgers Court
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

Davidson County DEEDWARR
Recvd: 10/26/04 14:17 2pgs
Fees:13.00 Taxes:934.99
20041026-0128779

MAP **172-1**
GROUP **A**
PARCEL **3.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Helge A. Mjeldheim and wife, Esther L. Wallace** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Danica V. Trifunovic, unmarried** hereinafter called the "GRANTEE", her 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. 3 on the revised Plat of Copperfield, of record in Plat Book 6900, page 555 and revised in page 559, 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 Helge A. Mjeldheim and wife, Esther L. Wallace by deed from Craig Robert Hall and wife, Margaret O'Brien Fink Hall of record in Book 10058, Page 435, 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 6 Todgers Court, Brentwood, Tennessee 37027.

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the 19th day of October, 2004.

Helge A. Mjeldheim

Esther L. Wallace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Helge A. Mjeldheim and Esther L. Wallace**, 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 19th day of October, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $252,700.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of October, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006