Return to: First Title and Escrow Company, Inc.
File number: 23478 Box 9B

PREPARED BY ~~(AND RETURN TO)~~:

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
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Davidson County DEEDWARR
Recvd: 11/01/04 14:10 2pgs
Fees:13.00 Taxes:586.45
20041101-0130897

W & I Ref:(gj) Title No: 45978
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mirko Lucic Jela Lucic 932 Harpeth Bend Drive Nashville, Tennessee 37221	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 156-06-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$158,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick S. Winn ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mirko Lucic and spouse, Jela Lucic** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Lot No. 785 on the Plan of Section Four, First Addition Harpeth Woods of record in Book 5200, page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patrick S. Winn, unmarried by deed from Zackari S. Parrrish, Jr., and wife, Julie C. Parrish of record in Book 6901, page 54, Register's Office for Davidson County, Tennessee.

Veronica W. Winn, spouse of Patrick S. Winn joins in this conveyance for the sole purpose of conveying any and all martial interest in said property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 635, said Register's Office, which Plan shows a 30 foot minimum building setback line from Harpeth Bend Drive, and 10 foot easement for public utility and drainage purposes along the rear and northerly side line(s); A 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot; The Restrictions of record in Book 6097, page 560, said Register's Office.

This is improved property, known as: 732 Harpeth Bend Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of October, 2004.

Patrick S. Winn

Veronica W. Winn

State of TENNESSEE
County of DAVIDSON

On this 28th day of October, 2004 , before me the undersigned authority, personally appeared Patrick S. Winn and Veronica W. Winn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. KRISTY W. IVEY

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $158,500.00

Affiant

Sworn and subscribed before me this the 28th day of October, 2004

Notary Public

My Commission Expires: _____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE