WARRANTY DEED

B-WW-05-3237

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Srdjan Grubesic	Fieldstone Mortgage Company	
3237 Clapham Road (ADDRESS)	11000 Broken Land Parkway #600 (ADDRESS)	149-3-A-19 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Columbia, MD 21044 (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 DOUANGTHONG PHOUANGKEO AND NOY PHOUANGKEO, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SRDJAN GRUBESIC AND WIFE, MILA GRUBESIC, 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 5, CHELSEA VILLAGE ADDITION, SECTION TWO, A PORTION OF PICCADILLY, SEC. 2, P.U.D., as shown on plat of record in Plat Book 7900, Page 903, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Douangthong Phouangkeo and wife, Noy Phouangkeo by Warranty Deed from Butler Builders, LLC, recorded the 6th day of December, 1995 in Deed Book 9880, Page 480, in the Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3237 Clapham Road, Antioch, Tennessee 37013
(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 26th day of January, 2005.

X D. Phouangkeo
Douangthong Phouangkeo

X NOY PHOUANGKEO
Noy Phouangkeo

Davidson County DEEDWARR
Recvd: 01/28/05 14:50 2 pgs
Fees:13.00 Taxes:451.40
20050128-0010659

STATE OF Tennessee
COUNTY OF Davidson

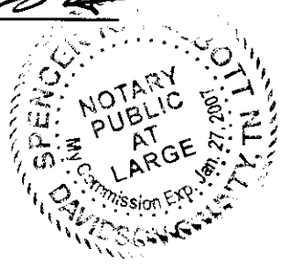
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douangthong Phouangkeo and Noy Phouangkeo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 26th day of January, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903