This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 04/26/05 10:05 2 pgs
Fees:13.00 Taxes:1184.00
20050426-0046280

ADDRESS NEW OWNER:

Admir Hrstic
Ivana Hrstic
7188 Forrest Oaks Drive
Nashville, TN 37221

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Fieldstone Mortgage Company
11000 Broken Land Parkway, Ste. 600
Columbia, MD 21044

MAP AND PARCEL:
Map 155-7-0-A
Parcel 15.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric P. Johnson and wife, Julie S. Johnson**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Admir Hrstic and wife, Ivana Hrstic**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of the Poplar Creek Estates, Phase III, Section "B", as of record in Plat Book 7900, page 993, amended in Plat Book 9700, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Eric P. Johnson and wife, Julie S. Johnson, by deed from Chris Theony of record in Instrument No. 20021001-0119365, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 7188 Forrest Oaks Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 22nd day of April, 2005.

Eric P. Johnson

Julie S. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Eric P. Johnson and Julie S. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22nd day of April, 2005.

Notary Public

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires September 30, 2006

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $320,000.00.

AFFIANT

Subscribed and sworn to before me
this 22nd day of April, 2005.

NOTARY PUBLIC

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires: 1-25-2006