03

Realty Title 48-A

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 134,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JUNE, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Davidson County DEEDWARR
Recvd: 07/06/05 09:53 2 pgs
Fees:13.00 Taxes:497.28

20050706-0077241

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00858CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Dragan Sarenac and Zeljana Sarenac	Cumberland Bank	MAP: 090-16-0-231.00
6118 Henry Ford Drive	810 Crescent Ctr. Drive #320	Parcel:
Nashville, TN 37209	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES H. FELTS, JR. AND LARRY FELTS, CO-TRUSTEES OF THE TULA M. FELTS TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DRAGAN SARENAC AND ZELJANA SARENAC, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 6118 Henry Ford Drive, Nashville, TN 37209

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 28th day of June, 2005.

James H. Felts, Jr., Co-Trustee of the Tula M. Felts Trust,
James H. Felts, Jr., Co-Trustee of the Tula M. Felts Trust
by Larry Felts, Co-Trustee of the Tula M. Felts Trust, Attorney-in-Fact

Larry Felts, Co-Trustee
Larry Felts, Co-Trustee of the Tula M. Felts Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 28th day of June, 2005, before me personally appeared Larry Felts, Co-Trustee of the Tula M. Felts Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James H. Felts, Jr., Co-Trustee of the Tula M. Felts Trust and acknowledged that he executed the same as the free act and deed of said James H. Felts, Jr., Co-Trustee of the Tula M. Felts Trust.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Larry Felts, Co-Trustee of the Tula M. Felts Trust, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 28th day of June, 2005.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Lot 382, ON THE PLAN OF CHARLOTTE PARK, SECTION 5, as shown on plat of record in Book 2663, Pages 111 and 112, 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 James H. Felts, Jr. and Larry Felts as Co-Trustees of the Tula M. Felts Trust Dated February 8, 1991 by Warranty Deed from Tula M. Felts, recorded on the 3rd day of September, 1998 in Deed Book 11099, Page 112, in the Register's Office of Davidson County, Tennessee. Being also the same property conveyed to James H. Felts and wife, Tula M. Felts by Installment Deed from Myrna L. LaFevor, unmarried, recorded the 12th day of February, 1982, in Book 5851, Page 818, in the Register's Office for Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of pursuant to a power of attorney executed by the same on the 06/24/2005, and being filed for in Instrument # 20050706-00077240, Register's Office for Davidson County, Tennessee.

Larry Felts and Larry C. Felts being one and the same.