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

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_gj__) Title No: 46686
Dav. Co. File: Box 8

Return to!
Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027
B 4738

Davidson County DEEDWARR
Recvd: 10/03/05 13:48 2 pgs
Fees:13.00 Taxes:517.63
20051003-0118533

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Zdravko Simanic Rajka Simanic 3233 Harpeth Springs Drive Nashville, Tennessee 37221	Market Street Mortgage Corp. P.O. Box 22128 Tampa, Florida 33622-2128

TAX MAP-PARCEL NUMBERS: 141-06-D-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$139,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sonja G. Schmidt , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Zdravko Simanic and spouse, Rajka Simanic** 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 Unit No. 182 on the Plan of Riverbridge Community, a Planned Unit Development of record in Doc. No. 200302130019999, 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 Sonja G. Schmidt, a married woman by deed to Sonja G. Schmidt, a married woman, by deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation of record in Doc. No. 20031120-0169660, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 200302130019999, said Register's Office, to which plan reference is hereby made for a more complete description; Stormwater Detention Agreement of record in Doc. No. 20021217-0155374, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20030205-0016032, amended in Doc. No. 20050520-0056889 and By-Laws in Doc. No. 20030218-0020987 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3233 Harpeth Springs 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 29th day of September, 2005.

Sonja G. Schmidt

State of TENNESSEE
County of DAVIDSON

On this 29th day of September, 2005 , before me the undersigned authority, personally appeared Sonja G. Schmidt , 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: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Sworn and subscribed before me this the 29th day of September, 2005

Notary Public

My Commission Expires: 1/16/08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN