WARRANTY DEED

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,500.00

Zeljco Alavanja
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2005

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/31/07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Zeljco Alavanja	AmSouth Bank	Map 108
1813 Timber Grove	2050 Parkway Office Cir.	Group 16-0-A
Nashville, TN 37214	Birmingham, AL 35244	Parcel 31-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Precision Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Zeljco Alavanja and wife, Vera Alavanja
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 31, on the Plan of Timber Ridge, of record in Instrument 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Precision Homes, Inc. by deed from John D. Smith, unmarried, of record in Book 10770, Page 517, and re-recorded in Book 11119, Page 817, said Register's Office. See also deed of record in Book 10843, Page 681, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20040115-0006462, said Register's Office.

This conveyance is subject to: (1) 2005 taxes which have been prorated paid by the Grantors; (2) All matters on the plan of record in Instrument 20040113-0005330, said Register's Office; (3) Roadway Easement of record in Book 10725, Page 218, said Register's Office; (4) Ingress/Egress for Cemetery of record in Book 10843, Page 681, said Register's Office; (5) Stormwater Detention Agreement of record in Instrument 20000728-0074568, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1813 Timber Grove, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 1st day of December, 2005.

Precision Homes, Inc.

BY: _____
Gil Smith, President

Davidson County DEEDWARR
Recvd: 12/02/05 14:46 2 pgs
Fees:13.00 Taxes:575.35

20051202-0145314

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gil Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Precision Homes, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gil Smith as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of December, 2005.

My Commission Expires: ~~01/24/09~~
3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45