THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14101SA

Davidson County DEEDWARR
Recvd: 02/10/06 13:51 2 pgs
Fees:13.00 Taxes:554.63

20060210-0016671

Property Address:
684 Piccadilly Row, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Maureice S. Sherrill, and Anginetta Lewis**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Bahrija Jasardvic, married**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being all of Lot No. 64, on the Plan of Phase II, Piccadilly Square, as shown by plat of record in Plat Book 6250, Pages 92, 93, and 94, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Maureice S. Sherrill by Warranty Deed from Connie G. Crosslin, dated 06/10/03, recorded 06/18/03, as Document No. 200306180084406, Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Connie G. Crosslin, dated June 10, 2003, and recorded June 18, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200306180084406.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 30th day of January, 2006.

Maureice S. Sherrill {Seal}

Anginetta Lewis {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 30th day of January, 2006, before me, the undersigned officer, personally appeared Maureice S. Sherrill and Anginetta Lewis, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument, and they acknowledged that they, executed same as their free act and deed.

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires

Notary Public

My Commission expires: 1-27-07

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $149,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 30th of January, 2006.

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires

Notary Public

My Commission expires: 1-27-07

Name of Owner and Property Address:
Bahrija Jasardvic
550 Harding Place
Unit B11
Nashville, TN 37211
Phone: 6153421000

Person Or Entity Responsible For Payment Of Taxes:
First Federal Mortgage
750 Old Hickory Blvd, Bldg Z
Ste. 150
Brentwood, TN 37027Bahrija Jasardvic
550 Harding Place
Unit B11
Nashville, TN 37211

Tax Parcel ID#: 149-02-0-B-031.00CO