ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

WARRANTY DEED

G-VRE-06-1113

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 06/20/06 13:18 2 pgs
Fees:13.00 Taxes:915.75
20060620-0073537

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Drew Hughes~~ Jason Andrew Hughes	~~Drew Hughes~~ New Owner (NAME)	
1113 Clifton Lane (ADDRESS)	1113 Clifton Lane (ADDRESS)	118-9-255.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANKO MARTINCIC AND WIFE, DUBRAVKA MARTINCIC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~DREW HUGHES~~ * Jason Andrew Hughes, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 7-B, ON THE PLAN OF ZONE LOT DIVISION OF LOTS 2, 3, 4, 5 & 7, GRANCLIFT SUBDIVISION, OF RECORD IN BOOK 6250, PAGE 305, REGISTER'S OFFICE TO SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANKO MARTINCIC AND WIFE, DUBRAVKA MARTINCIC BY WARRANTY DEED FROM ZHI YU FANG AND WIFE, MING SU, RECORDED ON THE 20TH DAY OF FEBRUARY, 2001 IN INSTRUMENT NO. 20010220-0015771, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6250, page 305, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1113 Clifton Lane, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of June, 2006.

Danko Martincic

Dubravka Martincic

STATE OF Tennessee
COUNTY OF Davidson

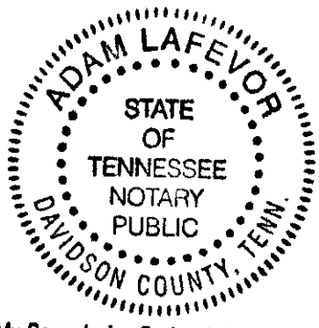
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danko Martincic and Dubravka Martincic, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903