#9694
29428

This document prepared by (and after recording return to):	
Name:	
Firm/Company	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle**
Address 2:	**Ste. 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	

Davidson County DEEDWARR
Recvd: 12/29/06 09:11 3 pgs
Fees:18.00 Taxes:425.50
20061229-0160493

---------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, **JEREMY FISH**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **JAKOV KRAMAR AND WIFE, SLAVICA KRAMAR** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

BEING LOT NO. 64 ON THE PLAN OF TOWN PARK ESTATES OF RECORD IN BOOK 3300, PAGE 86, REGISTER'S OFFICE OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF SOUTHWIND DRIVE, AT THE CORNER OF LOTS NOS. 64 AND 65; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHERLY 93.75 FEET; THENCE SOUTH 60 DEG. 39 MIN. WEST 105.65 FEET TO THE EASTERLY MARGIN OF MELVIN JONES DRIVE; THENCE WITH THE SAME NORTHWESTERLY 108.06 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, HAVING A RADIUS OF 25 FEET, NORTHEASTERLY 41.10 FEET TO THE SOUTHERLY MARGIN OF SOUTHWIND DRIVE, THENCE WITH THE SAME EASTERLY 111.33 FEET TO THE BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO JEREMY FISH BY WARRANTY DEED OF JAMES C. STEPHENS, JR. AND BARBARA HUDSON STEPHENS DATED AUGUST 31, 2006 AND FILED FOR RECORD SEPTEMBER 11, 2006 IN INSTRUMENT NO. 20060911-0111744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 135-1-90

This property is known as: 1719 SOUTHWIND DRIVE, NASHVILLE, TENN. 37217

Subject to Restrictions of record in Book 3400, Page 120, and Book 3496, Page 43; All matters shown on the Plat of record in Book 300, Page 86, Davidson County, TN, Register of Deeds.

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

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

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

WITNESS Grantor(s) hand(s) this the 21st day of December, 2006.

Grantor
Jeremy Fish

STATE OF TENNESSEE

COUNTY OF Williamson

On this 21st day of December 2006 before me personally appeared Jeremy Fish to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W. Ayers

Commission Expires: 1/20/09

My [illegible]

Grantor(s) Name, Address, phone:
Jeremy Fish
1144 Shawnee Road
Madison, Tn. 37115

Grantee(s) Name, Address, phone:
Jakov Kramar and Slavica Kramar
1719 South Wind Dr.
Nashville, TN. 37217

SEND TAX STATEMENTS TO :
Gateway Funding Diversified
Mortgage Services, L.P.
300 Welsh Rd. Bldg 5
Horsham, PA 19044

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$115,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 21st day of December, 2006.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

(Seal)

My Commission Expires JAN. 20, 2009

Affiant

Jeremy Fish
Type or Print Name

Notary Public

My commission expires:

_____

W. Davis
Type or Print Name