WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2007

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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:
Zeljko Radic	SunTrust Mortgage, Inc.	Map 130
2701 Tyne Blvd.	P.O. Box 79041	Group 15-0
Nashville, TN 37215	Baltimore, MD 21279-0041	Parcel 028.00

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

Wendell D. Brown and Christy L. Brown

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Zeljko Radic and wife, Tanya Radic

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:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Harpeth Valley Estates, Section One, of record in Book 1835, Page 86, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wendell D. Brown and spouse, Christy Brown, by deed from Patricia H. Slaughter, unmarried, of record in Instrument 200001100002869 and re-recorded in Instrument 200404300049087, said Register's Office.

This conveyance is subject to; (1) 2007 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plat of record in Book 1835, page 86, and (3) Sanitary Sewer Easement of record in Book 6297, page 132, 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 2701 Tyne Blvd., Nashville, TN 37215

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 our hands this 28th day of February, 2007.

Wendell D. Brown

Christy L. Brown

Davidson County DEEDWARR
Recvd: 03/01/07 10:41 2 pgs
Fees:13.00 Taxes:2553.00

20070301-0025291

E BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendell D. Brown and Christy L. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.