#10491 30359

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 03/27/07 09:54 2 pgs
Fees:13.00 Taxes:517.26
20070327-0036406

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $139,800.00.

Affiant

Subscribed and sworn before me this the 23rd day of March, 2007.

Notary Public

My commission expires: 9/22/07

WARRANTY DEED

Address of New Owner:
Zoram Simic
1744 Londonview Pl.
Antioch, TN 37013

Send Tax Bill to:
Bank of America
9000 Southside Blvd #700
Jacksonville, FL 32256

Tax Information:
151-10-A PARCEL 166

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brandy L. Manos and husband Bobby Tosh Manos, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Zoran Simic and Suada Simic, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 135 Phase Two, Villages of Long Hunter, PUD as shown by plat of record in Plat Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandy L. Manos and Bobby Tosh Manos, husband and wife, by Deed from Old South Properties, Inc. dated May 5, 2003, recorded June 11, 2003 in Instrument Number 20030611-0080722, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1744 Londonview Pl., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 23rd day of March, 2007.

Brandy L. Manos

Bobby Tosh Manos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandy L. Manos and Bobby Tosh Manos, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2007.

My commission expires:

My Commission Expires
September 25, 2010

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
CAVAN K MCCANN

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public