03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Rachelle Caudill
Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 26th day of February, 2009.

Diane K. Mann
Notary Public
My commission expires: ~~02/22/09~~ 2/11/13

03-0901-35809

Address of New Owner:	Send Tax Bills to:	Tax Information
Fred S. Wilharm 608 Glenridge Close Nashville TN 37221	New Owner	142-13-0-A-074

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vojin Janjic, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Fred S. Wilharm and wife, Sharon L. Wilharm, hereinafter called the Grantees, their successors 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. 74 on the Resubdivision of Lots 73 and 74, Riverside, Phase 2, of record in Book 7900, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Silvio Sitaric and Vojin Janjic by deed from Linda A. Allgood and spouse, Arthur E. Allgood dated June 26, 1998, recorded June 26, 1998, of record in Book 10994, Page 327, Register's Office for Davidson County, Tennessee. Silvio Sitaric, unmarried, conveyed his interest in subject property to Vojin Janjic by Quitclaim Deed dated July 3, 2001, recorded July 6, 2001, of record in Instrument No. 20010706-0072376, said Register's Office.

Traci Janjic, wife of Vojin Janjic, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 608 Glenridge Close, Nashville, TN 37221

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

BILL GARRETT, Davidson County
T20090018002 DEEDWARR
Recvd: 03/18/09 09:48 2 pgs
Fees:13.00 Taxes:906.50
20090318-0024256

WITNESS my hand this 6th day of March, 2009.

Vojin Janjic

Traci Janjic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vojin Janjic and Traci Janjic, 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 in Nashville, TN, this 6th day of March, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/2013

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN