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 $148,000.00

John Le
Affiant

Subscribed and sworn to before me, this 23 day of March, 2009.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public
My commission expires: 2/24/13

03-0903-35861

Address of New Owner:	Send Tax Bills to:	Tax Information
John Le 6507 Cougar Drive Nashville TN 37209	SAME	102-03-0 179.00

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, Marijan Zivanovic and wife, Borjana Zivanovic, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Le and wife, Nancy Le, 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. 1196 on the Plan of Charlotte Park, Section 21, and part of closed street, closed by Metro Ordinance 00092219, of record in Book 3700, Pages 10 and 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marijan Zivanovic and wife, Borjana Zivanovic by deed from Phetky Chanthavong and wife, Varimany Chanthavong, dated April 24, 2000, recorded April 25, 2000, of record in Instrument No. 20000425-0041133, Register's Office for Davidson County, Tennessee.

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 395 Annex Avenue, Nashville, TN 37209

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
Trans:T20090019770 DEEDWARR
Recvd: 03/25/09 12:42 2 pgs
Fees:13.00 Taxes:547.60

20090325-0026972

WITNESS my hand this 20th day of March, 2009.

Marijan Zivanovic

Borjana Zivanovic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marijan Zivanovic and Borjana Zivanovic, 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 20th day of March, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

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