PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 10/01/09 11:55 4 pgs
Fees:23.00 Taxes:610.50
20091001-0091163

W & I Ref: DM Title No: 50213

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Goran Kebara Marijana Kebara 220 Claybrook Lane Antioch, Tennessee 37013	Regions Bank D/B/A Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 173150A10700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stacey L. Smith and spouse, Ruby C. Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Goran Kebara and spouse, Marijana Kebara** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Mill Run Subdivision, Phase 2 of record in Doc. No. 20011009-0109754 amended by Instrument of Correction in Doc. No. 20020605-0067914 and Doc. No. 20020605-0067915, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Stacey L. Smith and Ruby C. Smith, husband and wife, by warranty deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, dated June 19, 2002 and recorded on June 21, 2002 of record in Doc. No. 20020621-0075138, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20011009-0109754 amended by Instrument of Correction in Doc. No. 20020605-0067914 and Doc. No. 20020605-0067915 said Register's Office, which Plan shows a 20 foot minimum building setback line from Claybrook Drive and the rear line and a 5 foot setback from each side line, and 20 foot easement for public utility purposes along the front line of said lot. And a 20 foot drainage easement located on the easterly line of said lot. And subject property lies within a 100 year flood line. Easement for Conservation Greenway of record in Doc. No. 20011024-0116286, said Register's Office. Stormwater Detention Agreement of record in Doc. No. 20010405-0033586, said Register's Office. Landscape Agreement of record in Doc. No. 20010405-0033587, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 11675, page 472, Doc. No. 20000215-0015152, Doc. No. 20021121-0144876, Doc. No. 20020701-0079016, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Ruby C. Smith by Stacey L. Smith pursuant to a Power of Attorney executed by her on the 28th day of September, 2009, of record in Instrument No. 20091001-0091162, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 220 Claybrook Lane, Antioch, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2009 .

Stacey L. Smith

Ruby C. Smith AIF

Ruby C. Smith By:Stacey L. Smith, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 28th day of September, 2009 , before me the undersigned authority, personally appeared **Stacey L. Smith** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $165,000.00

Affiant

Sworn and subscribed before me this 30th day of September, 2009

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

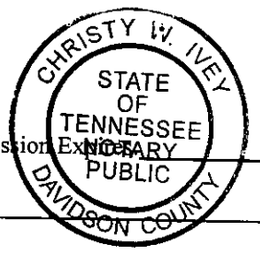
My Commission Expires: 1/3/11

Wldoc: Deed Wty – 12/92

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Stacey L. Smith** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ruby C. Smith** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 21st day of September, 2009



Notary Public

My Commission Expires

My Commission Expires May 2, 2011

EXHIBIT "A"

To

Warranty Deed

FROM: Stacey L. Smith and spouse, Ruby C. Smith

TO: Goran Kebara and spouse, Marijana Kebara

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

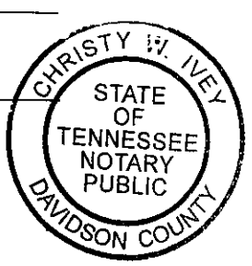
Further the Affiant Saith not.

Stacey L. Smith, Affiant

Sworn to and subscribed before me this 21st day of September, 2009

Notary Public

My Commission Expires:



My Commission Expires May 2, 2011

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smith
BROOKE SMITH

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state BROOKE SMITH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

