THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 353,000.00

Maria M. Salas
Affiant

Subscribed and sworn to before me, this 6th day of December, 2002

Mitchell A. Watts
Notary Public

My Commission Expires: 10-17-05

Davidson County DEEDWARR
Recvd: 12/10/02 12:45 2pgs
Fees:13.00 Taxes:1305.10
20021210-0152167

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARIA M. SALAS 1401 Elmwood Avenue Nashville, Tennessee 37212	SAME	MAP 105-13 PARCEL 120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THREE THOUSAND AND NO/100---------- ($ 353,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, JOSEPH JOHN KOVALICK, II, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MARIA M. SALAS, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the east 1/2 of Lot No. 79 on the Map of Belmont Land Company's Plan called Belmont Heights of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennesee.

SAID part of said Lot fronts 50.0 feet on the south side of Elmwood Avenue and runs back between parallel lines 188.0 feet to an alley.

BEING the same property conveyed to Joseph John Kovalick, II, unmarried, by deed dated August 29, 2001, from Annie Pearl Carter, unmarried, of record as Instrument No. 20010904-0095479 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1401 Elmwood Avenue, Nashville, Tennessee 37212

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Coompany's Plan called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s _himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __6th___ day of __December___, 2002__.

JOSEPH JOHN KOVALICK, II

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 JOSEPH JOHN KOVALICK, II, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ____6th___day of __December, 2002_____.

My Commission Expires: October 12, 2005 Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public