PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 12/16/02 08:39 2pgs
Fees:13.00 Taxes:784.77
20021216-0154214

W & I Ref:(SK) Title No: 43994
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tiffany Anne Davis 1112 Glenwood Avenue Nashville, Tennessee 37204	RBMG, Inc. P.O. Box 100155 Columbia, SC 29202

TAX MAP-PARCEL NUMBERS: 131-4-190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,100.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna Komisar, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tiffany Anne Davis, unmarred** 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 all of Lot No. 41 and part of Lot No. 40 on the map of M. N. Young's Park View Subdivision, of record in Book 547, page 173, Register's Office for said County.

SAID Lot No. 41 fronts 100 feet on the northerly margin of Glenwood Avenue and runs back between parallel lines measuring 164 feet to a dead line in the rear. Said part of lot No. 40 is described as follows:

Beginning at the common rear corner of lots 40 and 41; thence in a southerly direction along the line between said two lots 32 feet to a point; thence in a westerly direction 3 feet to a point; thence in a northerly direction along a line parallel to the line between lots Nos. 40 and 41, 32 feet to a point in the line between lots No. 28 and 40; thence in an easterly direction along said line 3 feet to the point of beginning.

BEING the same property conveyed to James P. Achuff and wife, Donna M. Achuff by deed from Robert Clark Crichlow and wife, Leona Crichlow of record in Book 3804, page 862, Register's Office for Davidson County, Tennessee. James P. Achuff and Donna M. Achuff have since divorced. By Final Decree of the 1st Circuit Court for Davidson County Tennessee Subject Property was divested out of James P. Achuff and vested solely in Donna * Achuff. A Certified Copy of said Decree is of record in Book 4928, page 983. Donna * Achuff is now known as Donna Komisar.

*Marie Marie

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547 Page 173, said Register's Office.

This is improved property, known as: 1112 Glenwood Avenue, Nashville, Tennessee 37204

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 27th day of November, 2002.

Donna Komisar

State of TENNESSEE
County of DAVIDSON

On this 27th day of November, 2002 , before me the undersigned authority, personally appeared Donna Komisar , 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: 3/25/04

Notary

GREGORY L. [illegible] NOTARY PUBLIC AT LARGE [illegible] TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $212,100.00

Affiant

Sworn and subscribed before me this the 27th day of November, 2002

Notary Public

My Commission Expires: 10/25/03

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires