PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (SK) Title No: 44121

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/13/03 14:12 2pgs
Fees:13.00 Taxes:438.27
20030113-0005275

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kimberly Douglas 700 Church Street, #308 Nashville, Tennessee 37208	SAME

TAX MAP-PARCEL NUMBERS: 82-9-153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$118,450.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Garafola, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly Douglas** 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:**

A Tract of land in the First Civil District, Nashville, Davidson County, Tennessee being generally located at the southeast corner of the intersection of 5th Avenue North @ Taylor Street and being more particularly described as follows, according to a survey made by Gregory E. Daniels, RLS # 1489, of Daniels & Associates, Inc., P.o. box 3629, Brentwood, TN 37024, dated August 30, 2001 as follows:

BEGINNING at a Tack in Lead set on the easterly right-of-way of 5th Avenue North; said point being S 27 deg 16' 16" E 35.00 feet from the southerly right-of-way of Taylor Street; and proceeding as follows,

Leaving said easterly right-of-way of 5th Avenue North N 62 deg 58' 45" E 105.00 feet to an iron pin set; thence,

S 27 deg 16' 16" E 28.21 feet to an iron pin set; thence.

S 62 deg 57' 22" W 105.00 feet to a Tack in Lead set on the easterly right-of- way of 5th Avenue North; thence.

With said easterly right-of-way of 5th Avenue North N 27 deg 16' 16" W 28.25 feet to the point of beginning.

BEING the same property conveyed to Michael Garafola by deed from Fred S. Lawrence, married and William B. Lawrence, married of record in Document No. 20011204-0132795, Register's Office for Davidson County, Tennessee.

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 10 Page 606, said Register's Office; Restrictive Covenants running with the land of The Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District as of record in Book 9183, page 130, said Register's Office; Phillips-Jackson Street Redevelopment Plan containing restrictive Covenants running with the land of the Metropolitan Development and Housing Agency with supplemental requirements as of record in Book 11625, page 280, said Register's Office

This is improved property, known as: 1328 5th Avenue North, Nashville, Tennessee 37208

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 7th day of January, 2003 .

Michael Garafola

State of TENNESSEE
County of DAVIDSON

On this 7th day of January, 2003 , before me the undersigned authority, personally appeared **Michael Garafola** , 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: _____

Notary

My Commission Expires JULY 26, 2003

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: $118,450.00

Affiant

Sworn and subscribed before me this 7th day of January, 2003

My Commission Expires: _____

Notary Public

My Commission Expires JULY 26, 2003