PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
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Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

W & I Ref Title No: 45204
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
McCombs Acquisitions & Collectibles, LLC 114 Alton Road Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 129-08-130

Davidson County DEEDWARR
Recvd: 12/03/03 13:40 2pgs
Fees:13.00 Taxes:1017.50
20031203-0173912

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christina Marie Budig, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **McCombs Acquisitions & Collectibles, LLC, a limited liability company** 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. 6, Block D on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks A, B, C & D of record in Book 1130, page 62, Register's Office for said County.

Said Lot No. 6 fronts 125 feet on the northerly margin of Alton Road and extends back 170.67 feet on the westerly line and 169.98 feet on the easterly line to a dead line in the rear, measuring 125.0 feet thereon.

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

Being the same property conveyed to Christina Marie Budig, unmarried by deed from David C. Edwards and wife, Ashley Wilk Edwards of record in Book 11372, page 956, Register's Office for Davidson County; Tennessee.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130 Page 62, said Register's Office, which Plan shows a 50foot minimum building setback line from Alton Road and a 10 foot easement for public utility purposes along the rear line(s); Telephone easement to Southern Telephone and Telegraph Company of record in Book 1065, page 6, said Register's Office.

This is improved property, known as: 114 Alton Road, Nashville, Tennessee 37205

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 11th day of November, 2003.

Christina Marie Budig

Christina Marie Budig

State of TENNESSEE

County of DAVIDSON

On this 11th day of November, 2003 , before me the undersigned authority, personally appeared Christina Marie Budig , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

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 $275,000.00

Affiant

Sworn and subscribed before me this the 11th day of November, 2003

My Commission Expires: 8-14-05

Notary Public

M. L. NICKERNELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.