Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 12/03/03 14:09 2 pgs
Fees:13.00 Taxes:484.70

20031203-0173951

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2003.

Notary Public
My commission expires: 1-25-2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Mato Komsic and wife, Slavica Komsic 633 American Road Nashville TN 37209	Field Stone Mortgage Co. 11000 Broken Land Parkway # 600 Columbia, MD 21044	090-11-0054.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jessica Kelley Lamb, married, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Mato Komsic and wife, Slavica Komsic, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 8th Civil District of Davidson County, Tennessee, Being lot No. 52 on the Map of Charlotte Park, Section I of record in Plat Book 2, Page(s) 2-6, Register's Office for said County. Said Lot No. 52 fronts 81.0 feet on the broken Southerly margin of American Road and extends back 151.2 feet on the easterly line and 137.0 feet on the Westerly line to a dead line in the rear, measuring 68.0 feet thereon.

Being the same property conveyed to Clarence C. Kelley, Jr. and wife, Jessica Kelley by deed from Teresa M. Wilson and spouse, Carter H. Wilson of record in Book 10653, Page 193, Register's Office for Davidson County, Tennessee. Being further conveyed to Jessica Kelley by Quitclaim Deed from Clarence C. Kelley, Jr. of record in Instrument No. 20030703 0092591, Register's Office for Davidson County, Tennessee.

Donan C Lamb, husband of Jessica Kelley Lamb, joins in the executing of this instrument for the purpose of conveying his marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 633 American Road, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of November, 2003.

Jessica Kelley Lamb

Donan C. Lamb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Kelley Lamb and , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 20th day of November, 2003.

Notary Public

My Commission expires 03/14/05