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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,044.02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March 19 74

Notary Public

MY COMMISSION EXPIRES: 5-27-77

(AFFIX SEAL)

A. Linden
838 White Bridge Road
Nashville, TN 37209

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin S. Komisar (NAME)	Noel-Palmer Mortgage Company (NAME)	128-14
8044 Regency Drive (STREET ADDRESS OR ROUTE NUMBER)	[illegible] (STREET ADDRESS)	152
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mack A. Brown and wife, Cheryl L. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin S. Komisar and wife, Frada Komisar

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 116 on the Plan of Harpeth Park, Section Three, of record in Book 4175, page 14, Register's Office for said County.

SAID Lot No. 116 fronts 158.31 feet on the southeasterly margin of Regency Drive and extends back 217.55 feet on the northeasterly line and 217.55 feet on the southerly line to a point of intersection.

BEING thes ame property conveyed to Mack A. Brown and wife, Cheryl L. Brown by deed from Paul Edward Sanders and wife, Delvis T. Sanders of record in Book 4672, page 295, Register's Office for Davidson County,

The grantees agree and assume to pay the unpaid balance of a mortgage to Noel-Palmer Mortgage COmpany, Inc. of record in Trust Deed Book 4627, page 182, Register's Office for said County.

This is improved (X) unimproved ( ) property, known as 8044 Regency Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 27th day of March, 19 74

Mack A Brown

Cheryl L Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mack A. Brown and wife, Cheryl L. Brown

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of March 19 74

Commission expires 5-23-77

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
MACK A. BROWN AND WIFE,
CHERYL L. BROWN

TO
MARTIN S. KOMISAR AND WIFE,
FRADA KOMISAR

C 4 7 7 1 6

IDENTIF. REFERENCE

MAR 29 12 29 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

File; A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR29 74	CONV	30,044.02				
MAR29 74	S'TAX		A*	78.00		
MAR29 74	P&'FEE		A*	.50		
MAR29 74	W'DEED		A*	4.00	*	82.50