Address of New Owner:
Frank Buford Buchanan
815 North 5th Street
Nashville, Tennessee

Send Tax Bills To:
Same

Map-Parcel Numbers
Map 82-7
Par. 459

BOOK 4993 PAGE 489

FOR AND IN CONSIDERATION of the sum of Eleven Thousand and no/100ths ($11,000.00) Dollars, paid and to be paid by Frank Buford Buchanan as follows: The said Frank Buford Buchanan has executed his promissory note for Eleven Thousand and no/100ths ($11,000.00) Dollars, payable to the order of Louis Komisar, in monthly installments of One Hundred Six and 15/100ths ($106.15) Dollars each, including principal and interest at the rate of 10% per annum, until all of the said installments have become due, the first of said installments coming due on the 1st day of September, 1975, with a lien retained on the property herein conveyed to secure its payment, I, Louis Komisar, have bargained and sold and by these presents do transfer and convey unto the said Frank Buford Buchanan, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Miller's Addition to Edgefield, now East Nashville, as of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the easterly side of North Fifth, formerly Cleveland Street and runs back between parallel lines 170 feet to an alley measuring 50 feet thereon.

Being the same property conveyed to Louis Komisar by deed from Margie Komisar of record in Book , page , Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Frank Buford Buchanan, his heirs and assigns, forever. And I do covenant with the said Frank Buford Buchanan that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except 1975 taxes.

And I do further convenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land to the said Frank Buford Buchanan, his heirs and assigns, against the lawful claims of all persons whomsoever.

But this conveyance is upon the following conditions, which are a part of the consideration thereof, without which this conveyance would not have been made, viz:

It is expressly agreed by and between the said Louis Komisar and Frank Buford Buchanan that if any of said installments shall at any time be past due and unpaid, either in whole or in part, the entire unpaid balance shall, at the option of the holder, become due.

The said Frank Buford Buchanan agrees to keep the improvements on the property conveyed insured to the amount of $ 10,000.00 , payable to the said Louis Komisar as collateral security to the said note, and to pay all taxes when due; and the said Frank Buford Buchanan further agrees that if he fails to keep the buildings insured, or to pay any taxes as agreed, the said Louis Komisar, the lawful holder of said note, may have the building insured, or may pay the taxes, and in either event the amount paid shall become part of the indebtedness secured by the lien herein reserved, and shall bear interest from date of payment. If the said Frank Buford Buchanan shall fail to repay any premium or taxes and interest within 30 days from the payment thereof by the said Louis Komisar such failure shall render all of said installments due at the expiration of such time.

FEB-2[illegible]	CONV	11,000.00				
FEB-2[illegible]	MORTG	11,000.00				
FEB-2[illegible]	STAX		B*	28.60		
FEB-2[illegible]	STAX		B*	9.00		
FEB-2[illegible]	PRTFEE		B*	.50		
FEB-2[illegible]	WDEED		B*	4.00	*	42.10

The said Frank Buford Buchanan further agrees that if said installments become due upon any contingency hereinbefore stated, the said Louis Komisar or the lawful owners of said note, after advertising once a week for at least three weeks in some newspaper published in Davidson County, the first publication to be made at leat twenty days before the sale, shall have authority to sell the property conveyed, at public auction, at the south door of the courthouse in Nashville, Tennessee, to the highest bidder for cash, free from the rights of redemption, homestead, and dower; to execute a conveyance to the purchaser, and to apply the proceeds of sale--

First, to the payment of any taxes that may by a lien on the property;

Second, to the payment of all expenses incident to advertising and selling;

Third, to the satisfaction of the indebtedness secured by said vendor's lien; and, last, any balance shall be paid to the said Frank Buford Buchanan, or his legal representatives.

The said Frank Buford Buchanan agrees that the said Louis Komisar may execute the power of sale herein contained without giving bond or taking oath; that the said Louis Komisar or other lawful owner of any of the installments herein secured, may bid at any sale under said power; and that if the said Louis Komisar becomes the purchaser, the person holding the office of County Court Clerk of said County shall have authority to convey the property to the said Louis Komisar and the said Frank Buford Buchanan further agrees that the purchaser may re-enter and take possession of the property without hindrance or delay.

IN WITNESS WHEREOF, I have hereunto set my signature, this 20th day of August, 1975.

Louis Komisar

As evidence of my ratification and acceptance of the foregoing terms and conditions, I, Frank Buford Buchanan, join herein and subscribe my name hereto, this 20th day of August, 1975.

Frank B Buchanan
Frank Buford Buchanan

D34481

TAX REFERENCE
AUG 21 1975 1:47 PM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Delores E. Whitworth, a Notary Public in and for said County and State, the within named Louis Komisar and Frank Buford Buchanan, the bargainors, 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 20th day of August, 1975.

Notary Public

My commission expires: 10/29/75.

This instrument prepared by:
Home Equity Company
630 Third Avenue South
Nashville, Tennessee 37210

The actual consideration or value, whichever is ~~greater~~, for this transfer is $ 11,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 20th day of August, 1975.

Notary Public

My commission expires: 10/29/75.