This Instrument Prepared by
GULLETT, STEELE, SANFORD,
ROBINSON & MERRITT,
P. O. Box 2757
Nashville, TN 37219

BOOK 5053 PAGE 673

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00 .

Fannie F. Kantor
Affiant

Subscribed and sworn to before me this 16th day of March, 1976.

Notary Public
My commission expires: [illegible]

Address new owners as follows:

Fannie F. Kantor
114 Third Avenue, North
Nashville, Tenn.

Send tax bills to:

Same

Map-Parcel Nos.

93-6-2
37-38
PW

WARRANTY DEED

WHEREAS, the undersigned Grantors, Max Komisar and Louis Komisar, Co-Trustees, for valuable consideration, conveyed the hereinafter described property by warranty deed to Bernard L. Kantor and wife, Fannie F. Kantor, which deed was executed and delivered to them on or around March 16, 1976; and

WHEREAS, on April 4, 1976 Bernard L. Kantor died and thereby, by operation of law, Fannie F. Kantor became the owner of the hereinafter described property; and

WHEREAS, it has been represented to the undersigned Grantors that said deed of conveyance executed and delivered by them has been lost or destroyed and the same was never recorded in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Fannie F. Kantor has requested the undersigned Grantors to execute and deliver another deed of conveyance, conveying the hereinafter described property to her, and the undersigned Grantors have agreed so to do upon the agreement and understanding that the warranties hereinafter contained were true as of the date of said former conveyance and that the warranties hereinafter contained shall not be binding upon the undersigned Grantors from and after said date;

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, the undersigned, Max Komisar and Louis Komisar, Co-Trustees, convey unto Fannie F. Kantor, her heirs and assigns, hereinafter called the "Grantee", the following described property located in the County of Davidson

State of Tennessee, to-wit:

TRACT NO. I: Land in Davidson County, Tennessee, being part of Lot No. 30 on the Plan of the Original Town of Nashville, not of record, described as follows:

BEGINNING on the easterly margin of 3rd Avenue North, formerly College Street, at a point 178 feet 4 inches, more or less, north of the northerly margin of Broad Street, said point being the northwest corner of the property conveyed to Penn. Mutual Life Insurance Company by deed from Fyke Farmer, Trustee, of record in Book 909, page 139, Register's Office for said County; thence with the easterly margin of said Avenue, northwardly 29 feet 8 inches, more or less, to the southwest corner of the property conveyed to Mrs. Mary A. Miller by deed from Orville E. Stockell and wife, of record in Book 230, page 246, said Register's Office; thence with said Miller's southerly line, eastwardly 106 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 29 feet 8 inches, more or less, to the northeast corner of said Life Ins. Company's property; thence with their northerly line, westwardly 106 feet, more or less, to the beginning.

TRACT NO. II: Being part of Lot No. 30 on the Plan of the original Town, not of record and described as follows:

BEGINNING at a point on the easterly margin of 3rd Avenue North, formerly College Street, 150 feet more or less north of the north margin of Broad Street; thence northerly 28 feet 4 inches more or less to the southwest corner of the property conveyed to Sam Friedman; thence easterly 106 feet more or less to the westerly margin of an alley; thence southerly 28 feet 4 inches more or less to the northeast corner of the property of E. L. Armstrong; thence westerly 106 feet more or less to the point of beginning.

Being property vested in Max Komisar and Louis Komisar, Co-Trustees, with full power to sell and convey by instruments of record in Book 2695, page 310, Register's Office for said County, and in Book 2797, page 375, Register's Office for said County.

TO HAVE AND TO HOLD said parcel or tract with all the appurtenances, hereditaments, estate, title and interest thereunto belonging to the said Grantee, her heirs and assigns, forever; and we do covenant with the said Grantee that as of March 16, 1976, we are lawfully seized and possessed of said land in fee simple and 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 said land to said Grantee, her heirs and assigns, against any 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.

The address of this property is known as 114 Third Avenue, North, Nashville, Tennessee.

This deed or conveyance is intended to be effective as of March 16, 1976.

Witness our hands this 16th day of March, 1976.

Max Komisar, Co-Trustee

Louis Komisar, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said state and county, the within named Max Komisar and Louis Komisar, 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 16th day of March, 1976.

Notary Public

My commission expires: 1-25-80

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IDENTIF. REFERENCE

AUG 3 2 55 PH '76

FELIX Z. MITCHELL, REGISTER
DAVIDSON COUNTY, TENN.

AUG-3%	CONV	70,000.00			
AUG-3% S'TAX			B*	182.00	
AUG-3% P&F FEE			B*	.50	
AUG-3%	W'DEED		B*	6.00	* 188.50