BOOK 5130 PAGE 54 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 19 77.

Notary Public

MY COMMISSION EXPIRES: 11/13/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Home Equity Company 630 Third Avenue South Nashville, Tennessee 37210
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis Komisar (NAME)	Same (NAME)	105-1
630-3rd Avenue South (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	17
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	Same (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, W. H. Eason, Jr. and wife, Kerry H. Eason

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louis 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. 31 in the B. F. Shields' Heirs' Plan of Lots, as of record in Book 57, page 31, Register's Office for said County.

Said Lot No. 31 fronts 50.25 feet on the easterly side of Villa Place and runs back between parallel lines 140.75 feet to an alley.

Being the same property conveyed to W. H. Eason, Jr. and wife, Kerry H. Eason by deed from Bessie L. Walton, unmarried, as of record in Book 4876, page 636, said Register's Office.

This is unimproved (X) improved ( ) property, known as 912 Villa Place, Nashville, Tennessee
(House Number) (Street) (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 22nd day of March, 19 77

W. H. Eason, Jr.

Kerry H. Eason

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named W. H. Eason, Jr. and wife, Kerry H. Eason

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 Goodlettsville, Tennessee, this 25th day of March 1977

Commission expires 7-25-80

[illegible]
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
W. H. Eason, Jr. and wife,

Kerry H. Eason

TO
Louis Komisar

096505

IDENTIFICATION REFERENCE

APR 1 8 56 AM '77

DAVIDSON COUNTY, TENN.

This Instrument prepared by:
Delores E. Whitworth
Home Equity Company
630 Third Avenue South
Nashville, Tennessee 37210

APR-1 77 CONV $9,400.00
APR-1 77 S'TAX 5* 24.44
APR-1 77 REC'FEE 5* .50
APR-1 77 M'DEED 5* 4.00 * 28.94

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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