ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James A. Smith (NAME)	James A. Smith (NAME)	92-7-359
321-21st Avenue North (STREET ADDRESS OR ROUTE NUMBER)	321-21st Avenue North (STREET ADDRESS)	3W-1550
Nashville, Tenn 37203 (CITY) (STATE) (ZIP CODE)	Nashville, Tenn 37203 (CITY) (STATE) (ZIP CODE)	

Paul

WARRANTY DEED

BOOK 5565 PAGE 279

For and in consideration of the sum of Ten and 00/100 ($10.00) ---------- DOLLARS

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, MAX KOMISAR and LOUIS KOMISAR, CO-TRUSTEES,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES A. SMITH and LOVIE M. SMITH,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the south westerly part of Lot No. 13, on the plan of H. P. Bostick's First Addition to Nashville, as of record in Book 21, page 31, Register's Office of said County, and described in the survey made on the 6th day of April 1949, by George W. Watkins, surveyor, as follows:

Beginning at the northeast corner of 19th Avenue North, formerly Walnut Street, and Jo Johnston Avenue, formerly Line Street or Watkins Avenue; thence with the northerly margin of Johnston Avenue, eastwardly 43 feet 4 inches to a point 16 feet 8 inches west of the corner of Lots 12 and 13; thence northwardly and parallel with the line between said two lots, 115 feet to a point; thence westwardly 30 feet 4 inches to a point in the easterly line of 19th Avenue North; thence southwardly along t he eastern margin of said Avenue 118.7 feet, more or less, to the point of beginning.

Being part of the property conveyed to Max Komisar, Sol Komisar and Louis Komisar, Co-Trustees, of record in Book 2797, page 399, Register's Office for Davidson County, Tennessee. The said Sol Komisar having since died.

~~Subject to a notice of lien of record in Book 3941, page 623, Register's Office for Davidson County, Tennessee.~~

1980 taxes are to be pro-rated and assumed by Grantees.

This is improved ( ) unimproved (X) property, known as 1820 Jo Johnston Street (House Number) (Street)

Nashville, TN. (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 1st day of February, 1980.

Max Komisar, Trustee

Louis Komisar, Trustee

BOOK 5565 PAGE 280

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 MAX KOMISAR and LOUIS KOMISAR,

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 1st day of February, 19 80.

My commission expires 10/15/83 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 2,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 11th day of February, 19 80.

~~My commission expires~~ ~~Notary Public~~ W. Williams Dep. Ref

This instrument was prepared by:

William S. Hofstetter, Attorney	4011 Hillsboro Circle Nashville, TN 37215
Name	Address

WARRANTY DEED

FROM

MAX KOMISAR and

LOUIS KOMISAR, CO-TRUSTEES

TO

JAMES A. SMITH and

LOVIE M. SMITH

F 76082

IDENTIF. REFERENCE

FEB 11 3 36 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

7812

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5565 PAGE 281

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

2500.00- CO
6.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 13.00-
2184A02/11/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76082

IDENTIFICATION REFERENCE

FEB 11 3 36 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 741522