BOOK 5578 PAGE 8

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Estes (NAME)	Jame (NAME)	91-2-287 (I)
770 Rhonda Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91-2-286 (II)
Nashville, Tenn 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	12W-27550; 12W-27555

mail

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 WALTER ESTES and wife, SARA JOYCE ESTES, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. ONE:
Being the eastern part of the triangle of Block "H" on the plan of No. 2, West Nashville, as of record in Book 57, page 172, of the Register's Office for Davidson County, Tennessee.

Beginning at a point on the southern margin of Centennial Blvd., which is the northeast corner of property conveyed by Peoples Realty Company, Inc. to George Griggs, by deed of record in Book 2024, page 340, of the Register's Office of said county, which point is about south 52 deg. 39 min. east 109.8 feet from the eastern margin of 56th Avenue North; thence from said point south and following the line of George Griggs line to the northern margin of a 25 foot alley in the rear, at a point in said alley, which is the southeast corner of said George Grigg's property; thence east along said northern margin of said alley to the point of intersection of said alley and the southern margin of Centennial Blvd. which is about 50 feet, more or less, east of the said George Griggs southeast corner; thence from the point of said intersection northwest along the southern margin of Centennial Blvd. to the northeast corner of said Grigg's property, the point of beginning. Said property conveyed herein forms a triangular shape.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,500.00

Subscribed and sworn to before me, this the 1st day of February, 19 80

Affiant

My commission expires: July 17, 1983 (Affix Seal)

Notary Public

RECEIVED FOR RECORD

Being part of the property conveyed to Max Komisar and 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.

TRACT NO. TWO:
Being a part of Block "H" on Plan No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Beginning at a point on the southerly margin of Centennial Blvd., said beginning point being 52 deg. 29 min. east 69.8 feet from the east margin of 56th Avenue North; thence with south margin of Centennial Blvd., south 52 deg. 29 min. east 39 feet; thence south 38 deg. 18 min. west 43.5 feet; thence south 02 deg. 15 min. east 17 feet, more or less, to the north margin of a 25 foot alley; thence with north margin of said alley, north 89 deg. 41 min. west 28 feet, more or less, thence north 02 deg. 15 min. west 43.6 feet; thence north 38 deg. 18 min. east 43.5 feet to the beginning.

Being the same property conveyed to Max Komisar, Sol Komisar and Louis Komisar, Co-Trustees, by deed from William S. Hofstetter, Substitute Trustee, of record in Book 2706, page 297, Register's Office for Davidson County, Tennessee. The said Sol Komisar having since died.

~~Subject to a notice of lien of record in Book 4422, page 334, Register's Office for Davidson County, Tennessee.~~

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

This is unimproved (X) improved ( ) property, known as 5507 Centennial Boulevard (House Number) (Street) Nashville, TN. P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WALTER ESTES and wife, SARA JOYCE ESTES, their *heirs and assigns, forever.*

And we *do covenant with the said* WALTER ESTES and wife, SARA JOYCE ESTES *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,* except as above set out.

And we, the grantors herein, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* WALTER ESTES and wife, SARA JOYCE ESTES, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* February, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Co-Trustee

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 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 1st day of February, 19 80

Notary Public.

Commission Expires 10/15/83

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19

Notary Public

Commission Expires

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F 8 0 3 7 7

WARRANTY DEED

FROM

MAX KOMISAR and

LOUIS KOMISAR, CO-TRUSTEES

TO

WALTER ESTES and wife,

SARA JOYCE ESTES

IDENTIF. T REFERENCE

MAR 12 3 50 PM '80

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

This Deed was Prepared
by William S. Hofstetter
atty
298-5962

4911 Hillsboro Cir.
Nashville, Tennessee

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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

[illegible] 00
12.00 CO TX
.50 PRFEE
12.00 [illegible]
CHECK 99.50-
7596A03/12/00 REL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80377

IDENTIF. REFERENCE

MAR 12 3 50 PM '00

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 746731