ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Frank E. Neal (NAME)	Same (NAME)	93-6.3-81
2223 Eighth Ave So. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6W-4030
Nashville Tenn 37204 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5597 PAGE 166

For and in consideration of the sum of Twenty-Nine Thousand Two Hundred Fifty and 00/100 ($29,250.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, MAX KOMISAR and wife, DONNA KOMISAR,

have bargained and sold, and by these presents do transfer and convey unto the said FRANK E. NEAL and F. D. SHAVER

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

Being part of Lot 69 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, at a point 49 feet 8 inches, more or less, west of the westerly margin of Fourth Avenue North, formerly Cherry Street, being the Southwest corner of the Abrahams' property; thence with said Abrahams' westerly line northwardly 70 feet, more or less, to said Abrahams' northwest corner; thence at right angles westwardly 37-1/2 feet, more or less, to a point on the easterly line of the Berry property; thence with said Berry's easterly line, southwardly 70 feet to the northerly margin of Broadway; thence with said margin, eastwardly 37-1/2 feet, more or less, to the beginning.

Being the same property conveyed to Max Komisar and wife, Dorothy Komisar by deed from "K" Furniture Company, Incorporated, a Tennessee corporation, of record in Book 2395, page 89, Register's Office for Davidson County, Tennessee. The said Max Komisar and Dorothy Komisar having since divorced and title now vested in Max Komisar by divorce decree of record in Book 2395, page 89, Register's Office for said County.

1980 taxes on the above property are to be pro-rated and assumed by grantees herein.

unimproved (X)
This is improved ( ) property, known as 404-06 Broadway (House Number) (Street)
Nashville, Tenn. (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 28th day of April, 19 80.

MAX KOMISAR

Donna Komisar

DONNA KOMISAR

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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 wife, Donna 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 28th day of April, 1980.

My commission expires 10/15/83 Notary Public Delores E. Whitworth

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 _____

The actual consideration for this transfer or value of property (whichever is greater) is $29,250.00
This is equal to or greater than the property would bring at a ~~fair and voluntary~~ sale.

Frank D Shaver

Sworn to and subscribed before me this 1st day of May, 1980.

~~My commission expires~~ _____ Notary Public E Breshears Dep Reg.

This instrument was prepared by: William S. Hofstetter, Attorney, 4011 Hillsboro Circle, Nashville, TN 37215
Name Address

6781 WARRANTY DEED CHECK $7.50

FROM MAX KOMISAR and wife,

TO DONNA KOMISAR

FRANK E. NEAL and

F. D. SHAVER

F 87584

IDENTIF. REFERENCE

MAY 1 1 02 PM '80

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

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

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5597 PAGE 168

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
			29250.00- CO	
			75.98 CO TX	
			.50 PRFEE	
			6.00 MDELD	
			CHECK	38.48-
6721A05/01/80 BKL				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 87584

IDENTIFICATION REFERENCE

MAY 1 1 02 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 755500