FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

J. Earl Rainwater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 1980

Shirley Ann Mason
Notary Public

MY COMMISSION EXPIRES: 4-25-84

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
J. Earl Rainwater, 2037 United American Plaza, Knoxville, TN 37929
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbye J. Komisar (NAME)	Bobbye J. Komisar (NAME)	130-3
4025 Sunnybrook Drive (STREET ADDRESS OR ROUTE NUMBER)	4025 Sunnybrook Drive (STREET ADDRESS)	Part 110.25
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37205 (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~~, I, Sarah R. Pert (unmarried widow of James B. Pert),

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobbye J. 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. 4 on the Map of Royal Oaks, Veevers' Addition of record in Book 2083, page 13, Register's Office for said County.

Said Lot No. 4 fronts 100 feet on the west side of Sunnybrook Drive and runs back between lines, 490.88 feet on the north line and 492.33 feet on the south line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to James B. Pert and wife, Sarah R. Pert, by deed from John B. Downey and wife, Miriam E. Downey, of record in Book 2541, page 367, Register's Office for Davidson County, Tennessee. The said James B. Pert having since died.

Said Lot No. 4 is conveyed subject to restrictive covenants of record in Book 2085, page 433; Book 2086, page 1; set-back and easements as shown on Plan in Book 2083, page 13, all of said Register's Office, and the following restrictive covenants shall run with the land and be concurrent with the period of covenants cited above, viz: dwelling shall be of brick or stone exterior and contain 1400 square feet exclusive of open porches, breezeways and garage; decorative exterior finishing materials other than brick or stone may be used not to exceed 40% of the surface area.

THERE IS ALSO A 20' SANITARY SEWER EASEMENT DEDICATION TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE TO WHICH THIS DEED IS SUBJECT.

This is unimproved ( ) improved (XX) property, known as 4025 Sunnybrook Drive, Nashville, Tennessee 37205
(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 my hand this 8th day of NOVEMBER, 1980

Sarah R. Pert
SARAH R. PERT

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sarah R. Pert,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 8th day of NOVEMBER 1980

Commission expires 10-15-83

William U. Smith
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

SARAH R. PERT

TO

BOBBYE J. KOMISAR

G 1 7 1 3 8

IDENTIFICATION REFERENCE

Nov 12 2 21 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			112500.00- CO	
			292.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 299.00-	
4029A	11/12/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 7 1 3 8

IDENTIF. REFERENCE

Nov 12 2 21 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 791500