| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Milton Komisar, Trustee (NAME) | Same (NAME) | 91-15-257 |
| 6420 Salem Street (STREET ADDRESS OR ROUTE NUMBER) | Same (STREET ADDRESS) | 12-W-3605 |
| Oakland, California 94608 (CITY) (STATE) (ZIP CODE) | Same (CITY) (STATE) (ZIP CODE) | |

WARRANTY DEED

BOOK 5700 PAGE 252

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 MILTON KOMISAR, TRUSTEE

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 southerly 68 feet of Lot No. 709 and the southerly 68 feet of the westerly 8 feet of Lot No. 707, of Block No. 89, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said parts of Lots Nos. 709 and 707 front together 33 feet on the northerly side of Charlotte Avenue and run back between parallel lines 68 feet to the center of a party wall.

Being part of the property conveyed to Max Komisar, Sol Komisar and Louis Komisar, Co-Trustees, of record in Book 2797, page 375, Register's Office for Davidson County, Tennessee. The said Sol Komisar having since died.

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

unimproved ( )
This is improved (X) property, known as 4806 Charlotte Avenue (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, 19 80.

Max Komisar, Trustee

Louis Komisar, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5700 PAGE 253

Personally appeared before me, Delores E. Whitworth, a Notary Public in and for said County and State, the within named LOUIS KOMISAR and MAX 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 $ 17,000.00
This is equal to or ~~greater than the property would bring at a fair and voluntary sale.~~

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

My commission expires 10/15/83 Notary Public

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

4847 01/15 50.70- CHECK

WARRANTY DEED

FROM

MAX KOMISAR and

LOUIS KOMISAR, CO-TRUSTEES

TO

MILTON KOMISAR, TRUSTEE

G 25363

mail

IDENTIF. REFERENCE

JAN 15 8 35 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5700 PAGE 254

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 17000.00- CO<br>44.20 CO TX<br>.50 PRFEE<br>6.00 WDEED<br>CHECK 50.70-<br>4847A01/15/81 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 5 3 6 3

T
IDENTIF. REFERENCE

JAN 15 8 35 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 801935