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 $ 45,715.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June 1984.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys Suite 500 One Church St. Bldg. Nashville, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin S. Komisar (NAME)	Federated Financial Mortgage Corp. (NAME)	Map 101
8044 Regency Drive (STREET ADDRESS OR ROUTE NUMBER)	4501 Circle 75 Parkway Suite 5 2200 (STREET ADDRESS)	#18
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	8D-29000

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, Albert H. Risen and wife, Cathy S. Risen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin S. Komisar and wife, Frada M. 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:

LEGAL DESCRIPTION AND TERMS ON "EXHIBIT A" ATTACHED HERETO

RIS

I 3 0 5 1 7

T. IDENTIF. REFERENCE

JUN 21 9 00 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as Route 2 River Road, Nashville, Tennessee 37209
(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 our hand s this 13th day of June, 19 84

x Albert H. Risen
Albert H. Risen

x Cathy S. Risen
Cathy S. Risen

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STATE OF FLORIDA
VOLUSIA County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert H. Risen and wife, Cathy S. Risen

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Holly Hill Florida, June this 13TH. day of June, 19 84.

Commission Expires NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES FEB. 1, 1988 BONDED THROUGH MUROSKI-ASHTON, INC

Betty S Alverne Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Commission Expires _____ _____ Notary Public

WARRANTY DEED

FROM
Albert H. Risen and wife,
Cathy S. Risen

TO
Martin S. Komisar and wife,
Frada M. Komisar

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT "A"

Land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, being part of the north part of a tract of 36.09 acres on the south side of Cumberland River, and west of Overall Creek, and known as Lot No. 1 on a Plot Plan of the Leland J. Dugger Property, not of record, prepared by Geo. E. Reese, dated July 29, 1954, and described as follows:

Beginning at a point on the northerly margin of a 40-foot private road, at the southwest corner of the land in question, in the easterly line of a 40-foot strip of land marked "Reserved" on said plan; thence along the northerly margin of said 40-foot roadway, south 73-1/2 deg. east 100 feet to the corner of Lot 2; thence with the line between Lots 1 and 2, northwardly 301.2 feet to the low-water mark of Cumberland River; thence with low-water mark of said River, approximately north 65 deg. west to the easterly line of said 40-foot reserved strip, being 40 feet, more or less, east of an old fence line; thence along the margin of said 40-foot reserved strip, south 17 deg. west 315.29 feet, more or less, to the beginning.

There is a 40-foot roadway running along the southerly line of the land above described, from Lot 1 to Overall Creek, and also running from the southwest corner of Lot 1 southwestwardly to Cumberland River Road, and the parties hereto, their heirs and assigns are given the joint right to the use of said 40-foot roadway in its entirety, jointly with other property owners in this subdivision, and grantee herein assumes and agrees to pay his proportionate part of the cost of improving and maintaining said road, as to that part of the road adjacent to the land hereby conveyed, said roadway being wholly on the property of grantors herein.

Being the same property conveyed to Albert H. Risen and wife, Cathy S. Risen, by deed from Roy E. Head and wife, Virginia Head, of record in Book 5562, page 642, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Federated Financial Mortgage Corporation in the original principal amount of $43,950.00 of record in Book 5562, page 645, Register's Office for Davidson County, Tennessee.

Grantors further transfer and convey unto grantees the funds held in escrow and do hereby authorize Federated Financial Mortgage Corporation to transfer the existing insurance on the premises to grantees.

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
			45715.00- CONT.	
			116.00 CSTAX	
			.50 [illegible]	
			9.00 [illegible]	
			[illegible]	189.32-
6676A06/21/84			[illegible]	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 0 5 1 7

IDENTIF. REFERENCE

JUN 21 9 00 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0045923