WARRANTY DEED

FROM: Louis Komisar and wife,
Shelia Komisar

BOOK 5321 PAGE 33

TO: James K. Bailey and wife,
Cleta Sue Bailey

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
James K. Bailey and wife Cleta Sue Bailey	SAME	093-11-0
630 3rd Avenue, South NASHVILLE, TENNESSEE		Field Book Numbers 13W 07885

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty eight thousand five hundred 00/100 ($68,500.00)

James K. Bailey
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of June, 1984.

Notary Public

My Commission Expires: 11-1-87

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, Louis Komisar and wife, Shelia Komisar, Grantors have bargained and sold, and by these presents do transfer and convey unto the said James K. Bailey and wife, Cleta Sue Bailey their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I. Land in Davidson County, Tennessee, being the southerly 15 feet of Lot "C" and the northerly 23 feet of Lot "D" on the Plan of Campbell's South Nashville Lots, as of record in Minute Book "A", page 18, Chanceery Court at Nashville.

Said parts of Lots "C" and "D" front together 38 feet on the easterly side of Third Avenue South and run back between parallel lines, 140 feet, more or less, to an alley.

Being the same property conveyed to Louis Komisar, by deed from Lily Frank Nunley, widow of record in Book 5914, page 896, Register's Office for Davidson County, Tennessee.

TRACT II. Land in Davidson County, Tennessee being Lot "E" and the southerly 7 feet of Lot "D" on the Plan of the Subdivision of Lot NO. 3 of Campbell's south Nashville Lots, as of recrd in Minute Book "A", page 18, Chancery Court at Nashville.

Said Lot "E" and part of Lot "D" front together 37 feet on the easterly side of Third Ave. South, formerly College Street, and run back between parallel lines, 143, 1/2 feet, more or less, to an alley.

Being the same property conveyed to Louis Komisar, by deed from Jake Fagenbaum, Dora Fagenbaum, Rebecca F. Kaufman and Margie F. Deutsch of record in Book 3878, page 68, Register's Office for Davidson County, Tennessee.

This is improved property known as 630 3rd Avenue, South.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for 1984 taxes which will be paid by Grantee.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever, except as stated above.

Witness our hands this 15th day of June, 1984.

I 30781

IDENTIF. REFERENCE

JUN 21 2 50 PM '84

FELIX A. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

LOUIS KOMISAR

SHELIA KOMISAR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named LOUIS KOMISAR AND WIFE, SHELIA KOMISAR, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1984.

NOTARY PUBLIC

My Commission Expires: 11-1-87

THIS INSTRUMENT PREPARED BY:
FRANK G. FRIEDMAN, ATTY
211 PRINTERS ALLEY
NASHVILLE, TN 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6321 PAGE 35

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			68500.00- CONT.	
			178.10 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	184.60-
7004406/21/84			CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 0 7 8 I.

IDENTIF. REFERENCE

JUN 21 2 50 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0046249