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 $ 2,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September 19 84.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Folev & Weiss, Attorneys Suite 500 One Church Street Bldg. Nashville, TN.37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin S. Komisar (NAME)	OWNER (NAME)	101-20
8044 Regency Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8D-29020
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(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, Helen FrancesBlack, unmarried

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:

Land in the 8th, formerly the 12th, Civil District of said County, being part of Lot No. 2 on the W. E. Watkins Plan of Lots, as of record in Book 21, page 98, Register's Office for said County, being Lot No. 3 on the unrecorded plan of the Lealand J. Dugger Property, described according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of a 40 foot private road at the southeast corner of the property conveyed to Charles L. Sullivan and wife, by deed from Nan Bridgewater Dugger and husband, of record in Book 2332, page 631, said Register's Office; thence with the easterly line of said Sullivan Property northwardly 291.75 feet, more or less, to the low water mark of Cumberland River; thence with said low water mark south 65 deg. east 100 feet, more or less, to the corner of Lots Nos. 3 and 4; thence with the line between said two lots southwardly 270.25 feet, more or less, to the northerly margin of said private road; thence with same north 73½ deg. west 100 feet to the beginning.

Being the same property conveyed to Helen Frances Black by deed from Fred Webb Jackson and wife, Julia Roberta Jackson, of record in Book 2442, page 31, Register's Office for said County, there being also conveyed hereby all right as to road as set out in said deed as follows: "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 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 the grantors herein." This conveyance is made subject to twenty-foot easement for electric power transmission line across southerly side of premises with the center line 25 feet from the private road and with rights as set out in grant from M. D. Holmes, et al, to City of Nashville, of record in Book 2397, page 63, Register's Office for said County, and a perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and *

unimproved ( )
This is improved ( ) property, known as Lot 3 Leland Dugger Property, Nashville, TN
(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 4th day of September, 19 84

Helen Frances Black

Helen Frances Black

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Frances Black

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

Witness my hand and official seal at Nashville, Tennessee, this 4th day of September, 19 84.

Notary Public

Commission Expires 2/19/88

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____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM Helen Frances Black

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CONTINUED FROM PAGE ONE

* additional rights as are fully set out in "Deed of Flowage Easement" from Nan Bridgewater and husband, to United States of America, of record in Book 2147, page 151, Register's Office for Davidson County, Tennessee.

CHECK 09/04 13.78-

I47396

RELEASED

IDENTIF. REFERENCE
SEP 4
4 08 PM '84
REGISTER
DAVIDSON COUNTY, TN

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

2800.00- CAMT.
7.28 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 13.78-
7612A09/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 3 9 6

IDENTIF. REFERENCE

SEP 4 9 08 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0066225