#16928

FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 1985

Notary Public

MY COMMISSION EXPIRES: 1-10-88

(AFFIX SEAL)

BOOK 6649 PAGE 144

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Attorneys, 212 Third Ave. No., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Starks et ux (NAME)	National Mortgage Company (NAME)	80-12-10
3416 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2098 (STREET ADDRESS)	13DA-68130
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-2098 (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, Martin S. Komisar and wife, Frada M. Komisar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Starks and wife, Marva Starks,

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. 255 on the Plan of Section I, Bordeaux Gardens, as of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 255 fronts 53 feet on the east side of Crowe Drive and extends back 133.21 feet on the north line and 144.13 feet on the south line to a dead line, measuring 65.85 feet thereon.

Being the same property conveyed to Martin S. Komisar and wife, Frada M. Komisar, by deed from Robert N. Ewing and wife, Ann Christine Ewing of record in Book 6275, page 84, 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 National Mortgage Company in the original principal amount of $14,200.00 of record in Book 4601, page 445, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3204 Crowe Drive, Nashville, Tennessee 37218
(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 hands this 3rd day of September, 1985

Martin S. Komisar

Frada M. Komisar

437

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 Martin S. Komisar and wife, Frada M. Komisar

the bargainors, 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 3rd day of September 1985

Commission expires 1-10-89

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

Martin S. Komisar and wife,

Frada M. Komisar

TO

Joe Starks and wife,

Marva Starks

SEP 9 10 10 AM '85
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

3 4 3 2 0

PREPARED BY:

SATURN & HAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

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

27600.00- CAPT.
71.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 78.26-
4371A09/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34320

IDENTIFICATION REFERENCE

SEP 6 10 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170163