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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,654.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 1986.

Notary Public

MY COMMISSION EXPIRES: 7/8/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin S. Komisar (NAME)	Glenn Justice Mortgage Co.Inc. (NAME)	MAP 59-15
8044 Regency Drive (STREET ADDRESS OR ROUTE NUMBER)	505 North Ervay (STREET ADDRESS)	PARCEL 135
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas (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, Mary L. Hoggett, 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 Davidson County, Tennessee, being Lot No. 244 of Haynes Manor Subdivision, Section 2, of record in Book 3700, page 88, Register's Office for said County.

Said Lot No. 244 fronts 80.0 feet along the southerly margin of Ringgold Drive and runs back 135.0 feet on the easterly line and 135.0 feet on the westerly line to a line at the rear measuring 80.0 feet thereon.

Being the same property conveyed to Mary Louise Hoggett by quitclaim deed from Frank Alexander Hoggett of record in Book 5798, page 233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust of record in Book 4148, page 699, Register's Office for Davidson County, Tennessee, to secure the indebtedness therein described which said indebtedness the grantees herein take subject to and do not personally assume the obligations thereunder.

Grantors further transfer and convey unto grantees the funds held in escrow and do hereby authorize Glenn Justice Mortgage Company, Inc. to transfer the existing insurance on the premises to grantees.

CHECK
This is unimproved ( ) improved (X) property, known as 715 Ringgold Drive, Nashville, TN 37207
(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 16th day of January, 19 86

Mary L. Hoggett

Mary L. Hoggett

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 Mary L. Hoggett

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 16th day of January, 19 86.

Commission Expires 7/18/87

Betty G. Swann 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

Mary L. Hoggett

TO

Martin S. Komisar and wife,

Frada M. Komisar

6 9 3 0 2

IDENTIFICATION REFERENCE

JAN 16 11 02 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

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
			13644.00- CONT.	
			35.50 CONTAX	
			.50 PRFEE	
			6.00 RECFEE	
			CHECK	13.00-
			6423A01/16/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69302

IDENTIFI REFERENCE

JAN 16 11 22 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 211164