BOOK 6863 PAGE 832

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 19 85

Notary Public

MY COMMISSION EXPIRES: 11/1/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Home Equity Company, 211 Printers Alley, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey I. Komisar (NAME)	Same (NAME)	245
211 Printers Alley (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	71-16
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	Same (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, I, Mattie M. Walton, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey I. 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:

Being Lot No. 249 and the southerly 15 feet of Lot No. 250 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 249 and part of Lot No. 250 front together 45 feet on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Mattie M. Walton, a widow by deed from Home Equity Company, a Tennessee Corporation of record in Book 5515, page 349, Register's Office for Davidson County, Tennessee.

03044

IDENTIFICATION REFERENCE

May 21 12 02 PM 1985

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1209 North 7th Street (House Number) (Street) Nashville, Tennessee 37207 (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 25th day of March, 19 85

x Mattie M. Walton Widow

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dolores E. Whitworth, a Notary Public in and for said County and State, the within named Mattie M. Walton, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of March 19 85.

Commission expires 11/1/87

Dolores E. Whitworth
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

Mattie M. Walton, a widow

TO

Jeffrey L. Komisar

This instrument prepared by:
Home Equity Company
211 Printers Alley-Penthouse Suite
Nashville, TN 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

[redacted] Nashville, TN 37201

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6863 PAGE 834

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CERTIFIED REFERENCE
MAY 21 12 22 PM '86
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 250488