211 Printers Alley, Nashville, TN 37201

WARRANTY DEED — FORM FURNISHED BY ATTORNEYS TITLE CO. — BOOK 6863 PAGE 835

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred D. Benford, unmarried (NAME)	Same (NAME)	245
1209 North 7th Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	71-16
Nashville, TN 37202 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten and no/100ths----------
----------(10.00)---------- DOLLARS
cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged.

Jeffrey I. Komisar and wife, Susan A. Komisar
have bargained and sold, and by these presents do transfer and convey unto the said
Fred D. Benford, unmarried
his 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 Jeffrey I. Komisar from deed from Mattie M. Walton, a widow, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

0 3 0 4 6

IDENTIFICATION REFERENCE

MAY 21 12 22 PM '85

FELIX G. MILLSAPS, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of March, 1985.

Notary Public

My Commission expires 11/1/87.

Nashville, Tennessee 37207

This is unimproved ( ) improved (X) property, known as 1209 North 7th Street (House Number) (Street)

P. O. Address: (City or Town) (Postal Zone)

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 their hands this 25th day of March, 19 85

STATE OF TENNESSEE
Davidson County

Before me, the undersigned Notary Public, Deloros E. Whitworth, a Notary Public in and for said County and State, the within named Jeffrey L. Komisar and wife, Susan A. Komisar

the bargainor, S, 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 25th day of March, 19 87.

Commission expires 11/1/87

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

Jeffrey L. Komisar, et ux

TO

Fred D. Benford, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6863 PAGE 837

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

[illegible] CONT.
41.60 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 48.10-
G723405/21/86 2ML .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

030425

IDENTIFY REFERENCE

MAY 21 12 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250489