This Form furnished by Attorneys Title Company, Inc.

BOOK 6908 PAGE 390 Form No. WD-2

FROM
Smith, et al

TO
Komisar, et ux

For draftsman's use

Prepared by:

Joe Saperstein
Attorney
95 White Bridge Rd.
Nashville, TN 37205

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Komisar (NAME)	Mortgage Corporation of the South (NAME)	59-5
7300 Rolling River Pkwy (STREET ADDRESS OR ROUTE NUMBER)	Box 10726 (STREET ADDRESS)	89
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35200 (CITY) (STATE) (ZIP)	13D-49024

(FOR REGISTER'S USE)

17385

IDENTIFICATION REFERENCE

JUL 3 2 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ----------
----------($10.00) DOLLARS

and the agreement of the Grantees to take the property subject to a Deed of Trust of record* in Register's Office for Davidson County, Tennessee to secure the indebtedness described therein which indebtedness Grantees take subject to and do not personally assume any of the obligation(s) thereunder. Mary Frances Smith, a single person and Walter Lee Smith, a married person, Grantors,

*Book 4565, Page 591

have bargained and sold, and by these presents do transfer and convey unto the said Martin S. Komisar, et ux Frada G. Komisar, 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. 35 on the Plan of Buena Vista Estates, Section II; as of record in Book 3842, page 257, Register's Office for said County.

Said Lot No. 35 fronts 75.0 feet on the southerly side of Trumpet Circle and extends back between lines, measuring 138.2 feet on the easterly line and 139.0 feet on the westerly line, to a line in the rear on which it measures 75.00 feet thereon.

Being part of the same property conveyed to Ronnie M. Smith, by deed of record in Book 4565, page 589, Register's Office for Davidson County, Tennessee. The said Ronnie M. Smith having since died.

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

CHECK

07/03 9:55

345

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WD-2

This is unimproved ( ) improved (X) property, known as 4829 Trumpet Circle, Nashville, TN 37218
(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 Martin S. Komisar, et ux Frada G. Komisar, their heirs and assigns, forever.

And we do covenant with the said Martin S. Komisar, et ux Frada G. Komisar 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.

And Mary Frances Smith and Walter Lee Smith, Grantors do further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said land to the said Martin S. Komisar, et ux Frada G. Komisar heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30 day of June, 19 86

Mary Frances Smith
MARY FRANCES SMITH

Walter Lee Smith
WALTER LEE SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Frances Smith and Walter Lee Smith,
the bargainors, (or proved to me on the basis of satisfactory evidence), 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 30 day of June, 19 86

Notary Public

Commission expires 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared ,
with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the ,
the within named bargainor, a corporation, and that he as such ,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in ,
this day of , 19 .

, Notary Public.

Commission expires .

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

2100.00- CAPIT.
58.00 CSTAX
.50 PRFE
6.00 WDE
CHECK 65.30-
3543A07/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17389

IDENTIFI REFERENCE

JUL 3 2 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267000