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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Komisar, et ux, Grantors

TO

McCollum, et ux, Grantees

Prepared by (For draftsman's use)
Joe Saperstein
Attorney
95 White Bridge Rd.
Suite 115
Nashville, TN 37205

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry & Bonnie McCollum (NAME) | Federated Financial Mort. Corp. (NAME) | Map 101 |
| 6540 Brown Lee Dr. (STREET ADDRESS OR ROUTE NUMBER) | Suite 200<br>6640 Powers Ferry Rd. (STREET ADDRESS) | PAR 18 |
| Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP) | Atlanta, GA 30339 (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

4 5 1 5 1

IDENTIFICATION REFERENCE

JUL 13 1 55 PM '87

FELIX Z. WILLIAMS, JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 75,000.00 Larry L. McCollum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July 19 87

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ---------- DOLLARS and other good and valuable consideration and the execution of one note of even date herewith by the Grantees named below in the amount of $55,000.00 with payments in installments of principal and interest in the amount of $567.92, the said Grantees take title herein subject to an existing first mortgage deed of trust of record in Book 5562, page 645, Register's Office for Davidson County, Tennessee, we, Martin S. Komisar, et ux Frada M. Komisar,

Grantors have bargained and sold, and by these presents do transfer and convey unto the said Larry L. McCollum, et ux Bonnie L. McCollum,

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF

THIS DEED AS IF COPIED AND SET FORTH HEREIN.

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WD-2

This is ( ) unimproved ( X ) improved property, known as 6605 River View Drive, Nashville, TN 37209
(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 Larry L. McCollum, et ux Bonnie L. McCollum, the Grantees, their heirs and assigns, forever.

And we do covenant with the said Larry L. McCollum, et ux Bonnie L. McCollum, 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, except for the above recited first mortgage lien of record in Book 5562, page 642, Register's Office of Davidson County.

And we, the Grantors, Martin S. Komisar, et ux Frada M. Komisar do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Larry L. McCollum, et ux Bonnie McCollum, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 10th day of July, 19 87

MARTIN S. KOMISAR

Frada M. Komisar
FRADA M. KOMISAR

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 Martin S. Komisar and Frada M. Komisar

(or proved to me on the basis of satisfactory evidence)
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 10 day of July, 19 87.

Joe Carpenter, 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 .....

Land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, being part of the north part of a tract of 36.09 acres on the south side of Cumberland River, and west of Overall Creek, and known as Lot No. 1 on a Plot Plan of the Leland J. Dugger Property, not of record, prepared by Geo. E. Reese, dated July 29, 1954, and described as follows:

Beginning at a point on the northerly margin of a 40-foot private road, at the southwest corner of the land in question, in the easterly line of a 40-foot strip of land marked "Reserved" on said plan; thence along the northerly margin of said 40-foot roadway, south 73-1/2 deg. east 100 feet to the corner of Lot 2; thence with the line between Lots 1 and 2, northwardly 301.2 feet to the low-water mark of Cumberland River; thence with low-water mark of said River, approximately north 65 deg. west to the easterly line of said 40-foot reserved strip, being 40 feet, more or less, east of an old fence line; thence along the margin of said 40-foot reserved strip, south 17 deg. west 315.29 feet, more or less, to the beginning.

There is a 40-foot roadway running along the southerly line of the land above described, from Lot 1 to Overall Creek, and also running from the southwest corner of Lot 1 southwestwardly to Cumberland River Road, and the parties hereto, their heirs and assigns are given the joint right to the use of said 40-foot roadway in its entirety, jointly with other property owners in this subdivision, and grantee herein assumes and agrees to pay his proportionate part of the cost of improving and maintaining said road, as to that part of the road adjacent to the land hereby conveyed, said roadway being wholly on the property of grantors herein.

Being the same property conveyed to Martin S. Komisar and wife, Frada M. Komisar, by deed from Albert H. Risen and wife, Cathy S. Risen, of record in Book 6320, page 203, 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 Grantors herein agree to pay the unpaid balance owing on a certain note, as stated in said note, to Federated Financial Mortgage Corporation in the original principal amount of $43,950.00, secured by an instrument of record in Book 5562, page 645, Register's Office for Davidson County, Tennessee.

Grantors further transfer and convey unto grantees the funds held in escrow and do hereby authorize Federated Financial Mortgage Corporation to pay said funds, if any remain, to the Grantees when the escrow is closed or the above loan is paid off.

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 |
|---|---|---|---|---|

75000.00- CAT.
210.00 C TAX
.50 PRFEE
9.00 UNFND
CHECK 219.50-
9196A07713/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45151
7
Security Mtg
6.13.1.560 n 87
July 4 Release #
Mtg
Nash Co
Lien

No. 103384