File Box 8/tl

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Gregory George Komar
213 Claytie Court
Nashville, TN 37221

MORTGAGEE:
Citicorp Mortgage, Inc.
Attn: Tax Department
M. S. 309/P.O. Box 790009
St. Louis, MO 63179-0009

MAP-PARCEL NUMBERS:
MAP 141-15-D
PARCEL 112C0
9D-80651

WARRANTY DEED

BOOK 7770 PAGE 538

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillips Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gregory George Komar and wife, Pamela Karen Komar hereinafter called the Grantee, Grantee's 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. 112 on the plan of Phase II, "Sheffield" on the Harpeth, of record in Book 6900, pages 410 and 411, Register's Office for said County.

SAID Lot No. 112 fronts 58.72 feet on the broken northerly margin of Claytie Court and extends back 125.00 feet on the northwesterly line and 113.51 on the southerly line to a broken line in the rear, measuring 168.24 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation by deed from Phillips Builders, a Tennessee General Partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, page 96 and amended by Articles of Merger, of record in Book 7298, page 203, said Register's Office, changing the corporate named to Phillips Builders, Inc.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6925, page 900, Book 7145, page 954 and Book 7145, page 964, said Register's Office, and to the matters set forth in the above referenced plan of record.

6334 02/10 0101 03CHECK 652.97

This is (xx) improved property, known as 213 Claytie Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of September, 19 88.

Phillips Builders, Inc.
By: Jackie Roark, Asst. V.P.
Jackie Roark, Asst. Vice President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Jackie Roark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President (or other officer authorized to execute the instrument) of the Phillips Builders, Inc., the within named bargainor, a corporation, and that she as such Assistant Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Assistant Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of September, 1988.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 195,900.00.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 19 88.

My Commission Expires: Oct 9, 1991

Notary Public

08231

FILED FOR RECORD
Feb 10 10 48 AM '89

WARRANTY DEED

from:

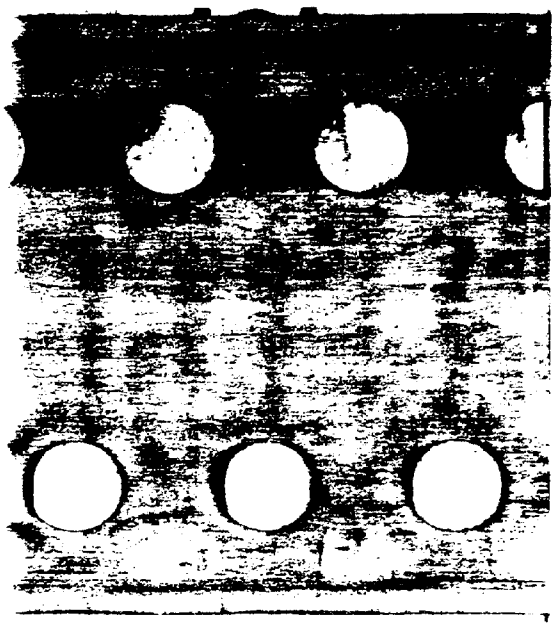
Phillips Builders, Inc.

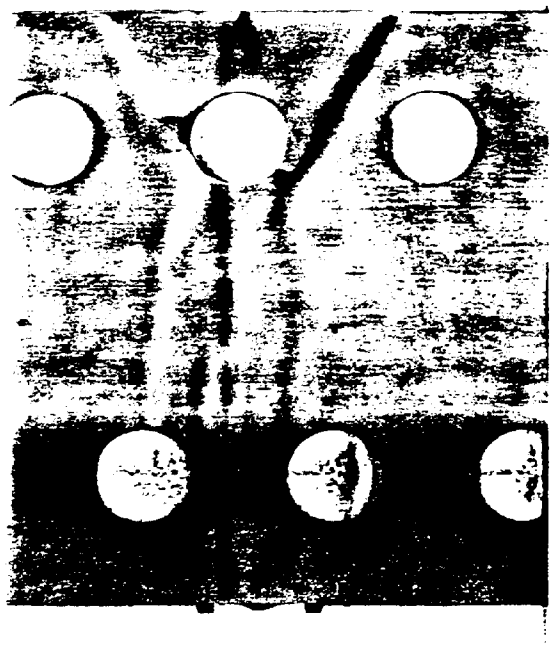
to:

Gregory George Komar and wife, Pamela Karen Komar

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7770 PAGE 540

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT

	195900.00
CON TX	646.47
PRFEE	0.50
WDEED	6.00
TOTAL	652.97
CHECK	652.97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/10/89 01 10:52 0001 6334

08231

IDENTIFICATION

FEB 10 10 48 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 180812