Prepared By:

LINDA S. HARRIS
Attorney at Law
One Burton Hills Blvd., #220
Nashville, TN 37215

COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,667.75

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 1989

Linda S. Harris
Notary Public

MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

BOOK 7886 PAGE 20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin S. Komisar	LEADER MORTGAGE COMPANY	147-15
(NAME)	(NAME)	
7300 Rolling River Pkwy.	1015 Euclid Avenue	54
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37221	Cleveland, Ohio	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ardree E. Sparkman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin S. Komisar and wife, Frada G. 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. 272 on the Plan of Whispering Hills, Sec. II-B, of record in Plat Book 2331 page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ardree E. Sparkman and wife, Mary V. Sparkman by deed from Philip N. Brownstein of Washington, D.C. as Federal Housing Commissioner of record in Book 3701, page 433, Register's Office for Davidson County, Tennessee. The said Mary Virginia Sparkman having since died on June 3, 1985.

Grantors herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 3720, page 51, Register's Office for Davidson County, Tennessee, in the original principal amount of $12,600.00.

This conveyance is subject to any and all existing easements of record.

48309

Jul 11 10 30 AM '89

RUSH

4060 07/11 0101 03CHECK 32.41

This is unimproved ( ) improved (XX) property, known as 560 Valleywood Drive, Nashville, TN. 37211
(House Number) (Street) (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 our hand s this 1st day of July 19 89

Ardree E. Sparkman

Ardree E. Sparkman

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ the undersigned

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Ardree E. Sparkman

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of July 19 89.

Commission expires September 26, 1992

Linda S. Harris
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____.

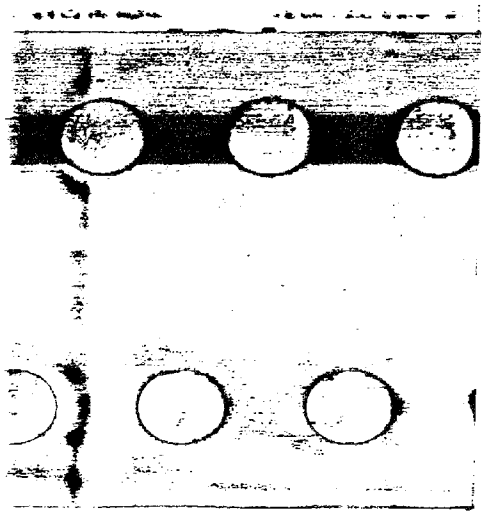
My commission expires _____

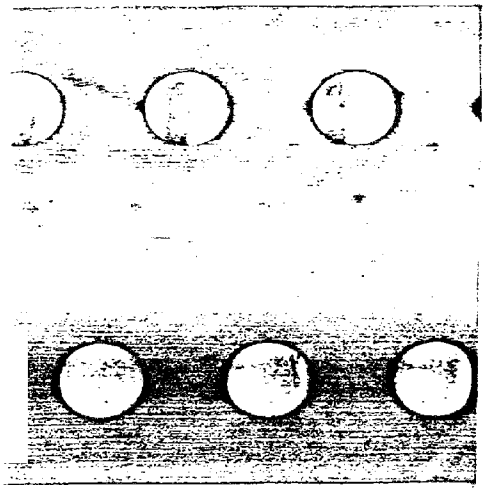
Notary Public

WARRANTY DEED
FROM

TO

RETURN TO:





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7886 PAGE 22

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 7667.75
				CON TX 25.41
				PRFEE 1.00
				WDEED 6.00
				TOTAL 32.41
				CHECK 32.41
			07/11/89 01	10:31 0001 4060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48309

IDENTIFICATION

Jul 11 10 30 AM '89

FELIX Z. WILSON, II REGISTER

No. 227760