FILE IN BOX #14

FORM NO. WD-1
#7020-3

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 91

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM J. ADDISON	MORTGAGEE: FIDELITY FEDERAL BANK	Map 141-15D
(NAME)	(NAME)	
213 Claytie Court	401 Union Street	Parcel 112
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Nashville, Tennessee 37219	9D-80651
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, GREGORY GEORGE KOMAR AND WIFE, PAMELA KAREN KOMAR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM J. ADDISON AND WIFE, MICHELE H. ADDISON
AS TENANTS BY THE ENTIRETY

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:

LAND in Davidson County, Tennessee, being Lot No. 112 on the Plan of Sheffield on the Harpeth, Phase II, as of record in Book 6900, Pages 410 and 411, Register's Office for Davidson County, Tennessee.

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 feet on the southerly line to a broken line in the rear measuring 168.24 feet thereon.

LEGAL DESCRIPTION CONTAINED HEREIN IS SAME AS PREVIOUS DEED.

BEING the same property conveyed to Gregory George Komar and wife, Pamela Karen Komar, by Deed from Phillips Builders, Inc., of record in Book 7770, Page 538, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6925, Page 900, Book 7145, Page 954, and Book 7145, Page 964, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Gregory George Komar and wife, Pamela Karen Komar pursuant to a Power of Attorney executed by same on the 24th day of March, 1991, and being filed for record simultaneously herewith.

This is unimproved ( ) improved (X) property, known as 213 Claytie Court, Nashville, TN 37221
(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 their hand s this 27th day of March 19 91

GREGORY GEORGE KOMAR
By: IAIN CRAIG PRIOR, ATTORNEY-IN-FACT

PAMELA KAREN KOMAR
By: IAIN CRAIG PRIOR, ATTORNEY-IN-FACT

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____ 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED 0 2 4 2

FROM GREGORY GEORGE KOMAR AND WIFE, PAMELA KAREN KOMAR

IDENTIF. REFERENCE

TO WILLIAM J. ADDISON AND WIFE, MICHELE H. ADDISON

MAR 28 1 08 PM '91

FELIX Z. [illegible] DAVIDSON COUNTY TN.

7363 03/28 0101 03CHECK 624.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 27th day of March, 1991, before me personally appeared IAIN CRAIG PRIOR, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of GREGORY GEORGE KOMAR and wife, PAMELA KAREN KOMAR, and acknowledged that he executed the same as the free act and deed of the said GREGORY GEORGE KOMAR and wife, PAMELA KAREN KOMAR.

My Commission Expires: July 24, 1993

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 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 187000.00

CON TX 617.10

PRFEE 1.00

WDEED 6.00

TOTAL ~~624.10~~

CHECK ~~624.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/28/91 01 13:08 0001 7363

02422

IDENTIF. TREFERENCE

MAR 28 1 08 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408089