Box 22

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,682.05

Tam McGowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 91

Notary Public

MY COMMISSION EXPIRES 9/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney

Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Martin S. Komisar (NAME)	Fleet Mortgage Corporation (NAME)	50-14-100
7300 Rolling River Parkway (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 800 (STREET ADDRESS)	12D 30715
Nashville, TN 37221 (CITY) (STATE) (P.O.ZIP)	Milwaukee, WI 53201-0800 (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, Edna C. Mitchell, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin S. 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:

LAND in Davidson County, Tennessee, being Lot No. 402 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, page 5, Register's Office for said County.

SAID Lot No. 402 fronts 75 feet on the northerly side of Spears Road and runs back between parallel lines 150 feet to the dead line.

BEING the same property conveyed to John W. Mitchell and wife, Edna C. Mitchell by deed from James D. Williams and wife, Shirley A. Williams of record in Book 4584, page 280, Register's Office for Davidson County, Tennessee. John W. Mitchell having conveyed his interest in subject property to Edna C. Mitchell by Quitclaim Deed of record in Book 6389, page 240, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 4584, page 282, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

The property herein conveyed is subject to restrictive covenants of record in Book 3249, page 345, as amended in Book 3309, page 615, and as further amended in Book 3616, page 269, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

unimproved ( )
This is improved (X) property, know as 3243 Spears Road, Nashville, TN 37207
(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 convenant 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 my hand this 24th day of June, 19 91

Edna C. Mitchell
EDNA C. MITCHELL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edna C. Mitchell, Unmarried

the bargainor, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 1991.

Commission expires 7/25/93

* or proved to me on the basis of satisfactory evidence.

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM

Edna C. Mitchell, Unmarried

TO

Martin S. Komisar

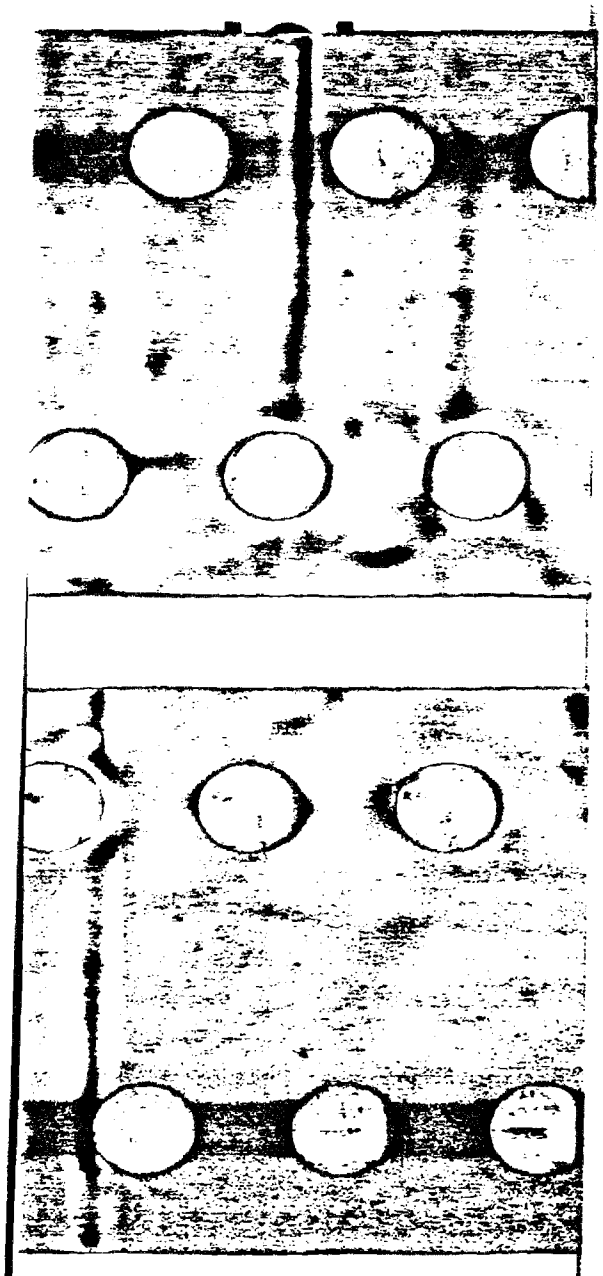
I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

INFINITI REFERENCE

JUN 26 9 43 AM '91

257.3

62.11 XDCHECK 0101 03/26/91



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 16682.05
CON TX 55.11
PRFEE 1.00
WDEED 6.00
TOTAL 62.11
CHECK 62.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/26/91 01 09:44 0001 7946

2573

IDENTIFICATION REFERENCE

JUN 26 9 43 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 434942