59-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BK 10024 PG 529

W & I Ref: (mn) Title No: 37664
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen Komisar Barbara L. Komisar 3807 Hilldale Drive Nashville, Tennessee 37215	Leader Federal Bank for Savings 158 Madison Ave. Memphis, TN 38103

TAX MAP-PARCEL NUMBERS: 117-9-031

WARRANTY DEED

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, the undersigned **Ray Griff,and spouse, Trudy G. Griff,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Komisar and spouse, Barbara L. Komisar,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot. No. 3 on the Plat of Billington's Subdivision, as of record in Book 547, page 116, Register's Office for said County, being Lot No. 4 on the unrecorded plan of the re-subdivision of said Lot No. 3, and part of Lot No. 4 on the Plat of said Billington's Subdivision, described together according to a survey made by E. R. Southgate & Son Surveyors, May 15, 1947, as follows:

Beginning in the center of Hilldale Drive, at a point 494 feet 4 inches north of the intersection of the center line of said Drive and Abbott Martin Road; thence with the center of Hilldale Drive northwardly 200 feet; thence westwardly 232 feet; thence southwardly 233 feet to the corner of Lots 3 and 4 on the unrecorded plan of the re-subdivision of said Lot No. 3; thence with the line between Lots No. 3 and 4, eastwardly 237 feet to the beginning.

Being the same property conveyed to Ray Griff by deed from Douglas C. Lance, Jr, et us, Vickie C. Lance of record in Book 6636, Page 128, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3807 Hilldale Drive, Nashville, Tennessee 37215

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 23rd day of April, 1996.

Ray Griff

Trudy G. Griff

State of Tennessee
County of Davidson

On this 23rd day of April, 1996, before me the undersigned authority, personally appeared **Ray Griff and Trudy G. Griff**, 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 the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 263500.00

Affiant

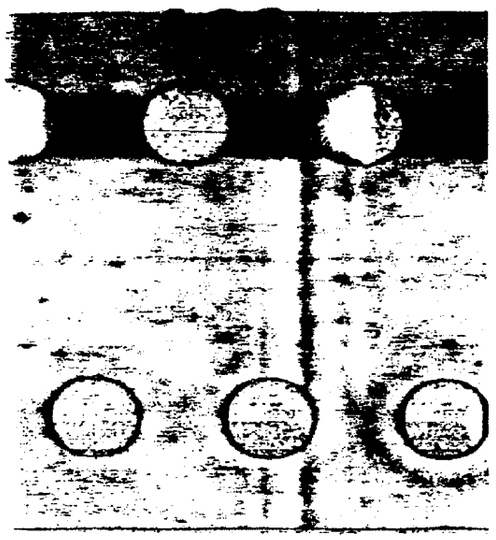
Sworn and subscribed before me on the 23rd day of April, 1996.

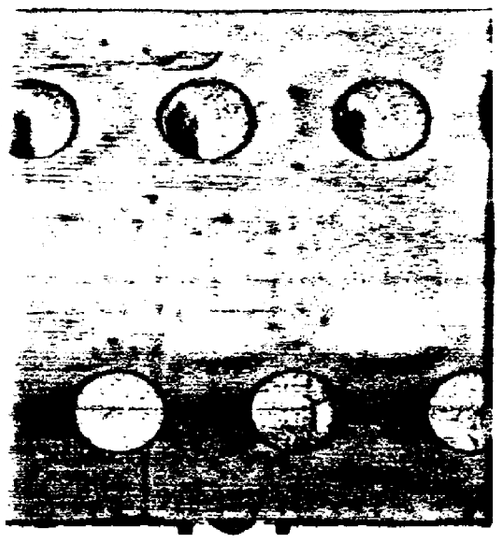
Notary Public

My Commission Expires: 11-22-97

96 APR 23 PM 2:46
DAVIDSON COUNTY, TN.

0174273
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10024 PG 531

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

BANK	
	263500.00
CO TX	974.95
PRFEE	1.00
MDEED	8.00
TOTAL	983.95
CHECK	983.95

04/23/96 01 11:30 0001 3606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174273
IDENTIF. & REFERENCE

96 APR 23 PM 2:46
REGISTER
DAVIDSON COUNTY, TN.

No. 1031534