BOOK 10026 PG 471

STATE OF TENNESSEE 96-1046
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF April 19 96

Notary Public Kenneth M. Ballew

MY COMMISSION EXPIRES: 11/22/97

THIS INSTRUMENT WAS PREPARED BY
Kenneth M. Ballew, Atty, 30 Burton Hills Blvd., Suite 240, Nashville, TN 37215

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Katherine Ledyard	Norwest Mortgage	131-5-32
(NAME)	(NAME)	
3528 Trimble Court	215 Centerview Dr., Ste. 111	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN	Brentwood, TN 37027	
(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, Stephen Komisar and wife Barbara K. Komisar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Katherine Ledyard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson (CIVIL DISTRICT) COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See exhibit A attached hereto and made a part hereof.

01174797

4026 04/25 0101 03CHECK 715.63

This is improved property known as 3528 Trimble Court, Nashville, TN 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 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 hands this 22nd day of April, 19 96.

Stephen Komisar

Barbara K. Komisar

Stephen Komisar

Barbara K. Komisar

96-1046

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kenneth M. Ballew, a Notary Public in and for said County and State, the within named

Stephen Komisar and wife Barbara K. Komisar

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 22nd day of April, 1996.

My commission expires 11/22/97

Notary Public Kenneth M. Ballew

NOTARY PUBLIC

File No.: 96-1046

BOOK 10026 PG 473

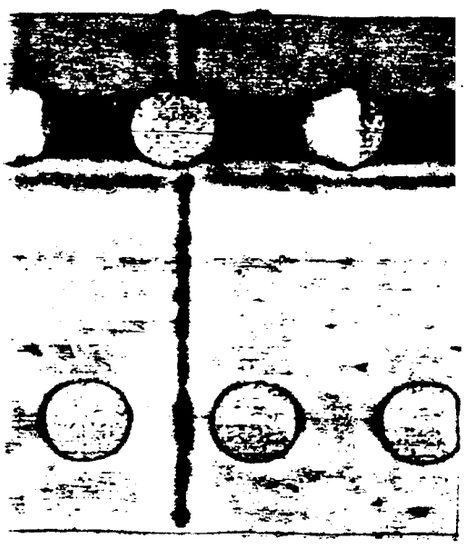
ATTACHMENT

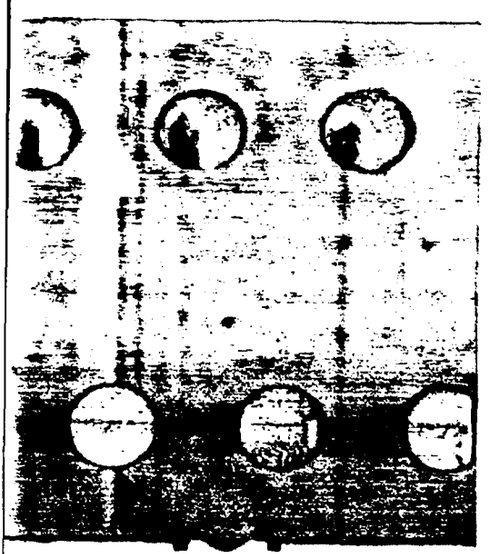
Land in Davidson County, State of Tennessee, Being Lot No. 34, on the Plan of Russwoood Heights, as of record in Book 2133, Page 12 and 13, Register's Office for said County, and described as follows:

Beginning at a point in the easterly terminus of Trimble Court at the corner of Lots 33 and 34; thence with the line between said lots easterly 198.5 feet to a point; thence northerly 230.4 feet to a corner of Lot 36; thence with the line between lots 34 and 36, southwesterly 166.4 feet to a corner of Lot 35; thence with the line between lots 34 and 35, southerly 192 feet to the north terminus of Trimble Court; thence around said Trimble Court around a slight curve southeasterly 52.4 feet to the point of beginning.

BEING the same property conveyed to Stephen Komisar and wife Barbara K. Komisar by deed from Ribert T. Garrett, Jr. and wife Anne Garrett and Joyce Garrett Voorhees, filed of record in Book 5761, page 959, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10026 PG 474

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
				CAMT 189900.00
				CON TX 702.63
				PRFEE 1.00
				WDEED 12.00
				TOTAL 715.63
				CHECK 715.63
04/25/96	01			10:23 0001 4026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174797
IDENTIF. & REFERENCE

95 APR 25 AM 10:21

No. 1032091