0177977

33A

IDENTIF. ↑ REFERENCE

WARRANTY DEED

96 MAY -2 PM 3:24

REGISTER
DAVIDSON COUNTY, TN.

FROM: Saul Komisar **TO:** Mary Lee Archibald

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

P. 10037 P. 636

The actual consideration or value, whichever is greater, for this transfer is $ 82,000.00

Affiant

Subscribed and sworn to before me this 30TH day of April 1996.

My Commission Expires: 11-20-96

Notary Public

****

NAME/ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Mary Lee Archibald 2114 12th Avenue South Nashville, Tennessee 37204-2028	- Same -	Map 105-13 Parcel 183

****

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, I, Saul Komisar,hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mary Lee Archibald, Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. D and the south 10 feet of Lot C on the Map showing the subdivision of part of the M.B. McAllister Home Place of record in Book 843, page 15, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 60 feet on the east side of 12th Avenue South and run back between parallel lines 150 feet to an alley.

Included but excluded from the above description is that portion of said property conveyed to the Metropolitan Development and Housing Agency recorded in Book 4730, page 37, in said Register's Office, to which reference is hereby made.

Being the same property conveyed to Saul Komisar by Trustee's Deed from David Komisar, Trustee, of record in Book 10019, page 815, Register's Office for said County.

Ashley Komisar, the Wife of Saul Komisar, joins in this document for the purpose of conveying any and all right title and interest which she may have in said property by virtue of her marriage to Saul Komisar.

THIS IS IMPROVED PROPERTY KNOWN AS 2114 12TH AVENUE SOUTH, NASHVILLE, TENNESSEE 37204-2028.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and, I do covenant with the said Grantee that I am lawfully seised 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, I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 30 day of April, 1996.

Saul Komisar, Grantor

Ashley Komisar

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named Saul Komisar and Ashley Komisar, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 30th day of April, 1996.

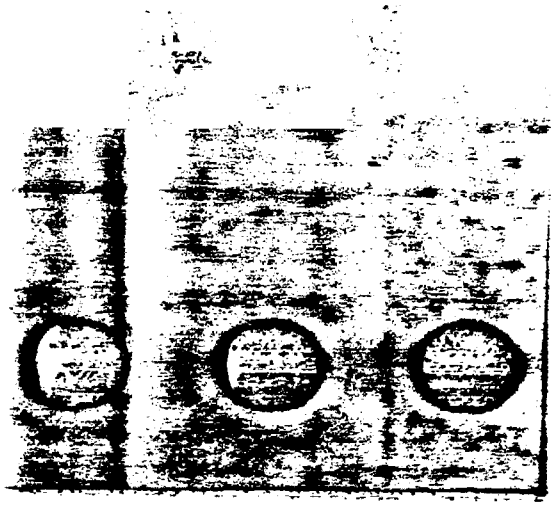
Notary Public

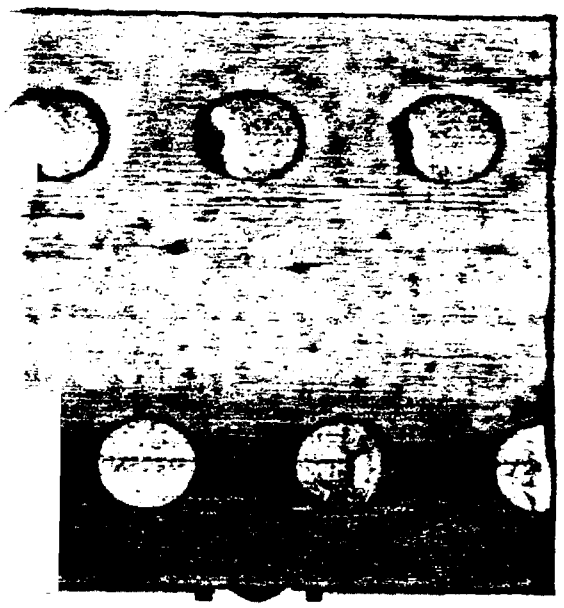
My Commission Expires: 1-29-2000

****

This instrument prepared by: Ronald L. Stone
6th Floor, 211 Printers Alley
Nashville, Tennessee 37201
(615) 742-5922

7455 05/02 01:01 03CHECK 312.40





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

RECEIVED OF _____

FOR _____

BOOK 10037 PG 638

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	82000.00
			CON TX	303.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	312.40
			CHECK	312.40

05/02/96 01 15:27 0001 7455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177977
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1035486