BOOK 10138 PG 913

0209236

IDENTIF. # REFERENCE 18

456574 07/25/96 96 JUL 31 PM 12:23
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WBJ)
2700 First American Center
Nashville, Tennessee 37238

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Saul Komisar and wife, Ashley Komisar 1134 Old Hickory Blvd. Nashville, TN 37027	Same	Map 159 Parcel 226

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand Dollars ($130,000), and other good and valuable consideration the receipt of which is hereby acknowledged, SunTrust Bank, Nashville, N.A., successor by change of name to Third National Bank in Nashville, Trustee under the Last Will and Testament of Peggy Whiting Whitworth Wiley, (the "Grantor") has this day bargained and sold and by these presents does hereby transfer and convey to Saul Komisar and wife, Ashley Komisar, (the "Grantees"), their heirs and assigns, the following real property located in Davidson County, Tennessee, to wit:

Beginning at a point in the northerly margin of Old Hickory Boulevard, east approximately 2,130 feet from Granny White Pike where a private 50 foot right-of-way intersects with Old Hickory Boulevard at the point on the western edge of said 50 foot right-of-way where said right-of-way intersects with Old Hickory Boulevard and running along the western edge of said right-of-way North 3° 30' West for 431 feet to a point, thence parallel with Old Hickory Boulevard westerly approximately 209.4 feet to a point which is the northeast corner of property owned by Carol Gardner Transou, thence along Transou's east boundary South 4° 10' West for approximately 431 feet to the northerly margin of Old Hickory Boulevard, thence along the northerly margin of Old Hickory Boulevard easterly approximately 193 feet to the point of beginning.

Being the same property conveyed to Third National Bank in Nashville, Trustee under the Last Will and Testament of Peggy Whiting Whitworth Wiley, by warranty deed from Ann Gardner Brown of record in Book 9348, page 68, Register's Office of Davidson County, Tennessee.

The boundary description of the foregoing property is the same as in the preceding instrument of record.

This property is improved property known as 1134 Old Hickory Blvd., Nashville, TN 37027.

This conveyance is subject to the following (the "Permitted Exceptions"):

1. A lien for 1996 real property taxes, which have been prorated and are assumed by the Grantees.

2. The property herein conveyed has not been platted, and it may not be possible to obtain governmental approvals required to get the property platted and record a plat of the property, obtain a building permit for the property, or obtain approval for an alternate septic system or overflow field.

3. By acceptance of this deed, Grantees acknowledge that they have satisfied themselves as to the condition of the property and all of the systems contained therein or associated therewith, including but not limited to appliances, electrical systems and fixtures, window air conditioning units, heating and air conditioning equipment, water heaters, plumbing systems and fixtures, septic systems and overflow fields, security systems, and roof; and Grantees acknowledge that the property herein conveyed is being conveyed "as is" and without warranties of any kind as to the condition of the improvements or any of said systems.

4. The encroachment of a storage building over the rear line of the property and the encroachment of a fence line over the rear and westerly lines of the property.

To have and to hold said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns, forever.

Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property, and the same is unencumbered, except for the Permitted Exceptions or as otherwise herein set forth and except that Grantor makes no warranty that the title to the property herein conveyed is marketable.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but no further or otherwise; provided, however, that all covenants and warranties herein of Grantor are made only in as full and ample a manner as it can and should do as such Trustee but no further or otherwise, meaning that the extent of

its liability is limited by the amount of the corpus of the trust of which Grantor is the fiduciary and which is conveying the foregoing property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer on the date indicated in the acknowledgment below, to make this conveyance effective on the 30 day of JULY, 1996.

SUNTRUST BANK, NASHVILLE, N.A.,
SUCCESSOR TRUSTEE TO THIRD NATIONAL BANK
IN NASHVILLE, TRUSTEE UNDER THE LAST
WILL AND TESTAMENT OF PEGGY WHITING
WHITWORTH WILEY

By: _____
ASSISTANT VICE PRESIDENT AND
TRUST REAL ESTATE OFFICER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, DAVID P. ROGERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIM self to be the ASST. V.P. & TRUST REAL EST. OFFICER of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that he as such ASST. V.P. & TRUST REAL EST. OFFICER executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by HIM self as ASST. V.P. & TRUST REAL ESTATE OFFICER.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 30TH day of JULY, 1996.

William H. Berry
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE WILLIAM H. BERRY JR. DAVIDSON COUNTY

My Commission Expires:

MAY 24, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $130,000.

Affiant

Sworn to and subscribed before me, this 30TH day of July, 1996.

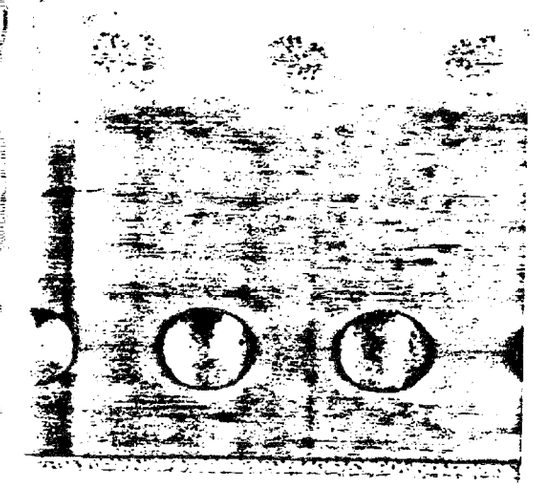
William H. Rey, Jr.
Notary Public

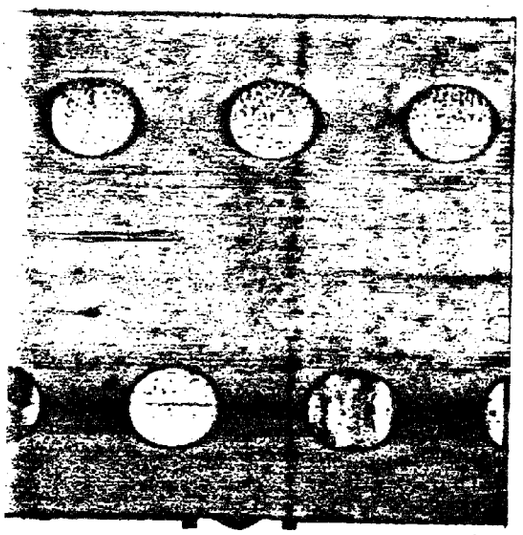
WILLIAMSON COUNTY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
May 24, 1997

1350 07/31 0101 03CHECK 498.00

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





RECEIVED OF _____

FOR _____

BOOK 10138 PG 917

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	130000.00
			CON TX	481.00
			PRFEE	1.00
			TDEED	16.00
			ERR	CO
			TDEED	16.00-
			WDEED	16.00
			TOTAL	498.00
			CHECK	498.00
		07/31/96	01	12:25 0001 1350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209236
IDENTIF. # REFERENCE

96 JUL 31 PM 12:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1068939