BOOK 11265 PAGE 653

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,434.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14TH DAY OF DECEMBER, 1998

Notary Public

My Commission Expires:
(AFFIX SEAL)

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Charlie Oglesby 1712 Litton Avenue Nashville, TN 37216	U. S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 747 Nashville, TN 37203	72-12-214 72-12-320

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **BOBBYE J. KOMISAR, UNMARRIED,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **CHARLIE OGLESBY, UNMARRIED,** hereinafter called Grantee, 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 Nos. 102 and 103 on the Map of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for said County.

Said Lot Nos. 102 and 103 adjoin and front 100 feet on the south side of Litton Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Bobbye J. Komisar, by Trustee's Deed from David Komisar, of record in Book 9383, page 167, Register's Office for Davidson County, Tennessee and by Trustee's Deed from David Komisar, of record in Book 9817, page 370, said Register's Office..

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

Subject to easement for sanitary sewers of record in Book 4097, page 203, Register's Office for Davidson County, Tennessee.

Mortgage Loan Inspection #71062-6 by John Kohl & company, LC, dated March 10, 1988 shows a shared asphalt driveway with Lot 104.

All matters appearing on the Plan of record in Plat Book 974, pages 60 and 61, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1712 Litton Avenue Nashville, TN 37216

052843
IDENTIF. ◄ REFERENCE

98 DEC 23 AM 11:30
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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 person 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 14th day of December, 1998.

Bobby J. Komisar

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of December, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Bobbye J. Komisar, who, being by me duly sworn, acknowledged said instrument to be his/her/their free act and deed.

WITNESS my hand and notarial seal this 14th day of December, 1998.

NOTARY PUBLIC

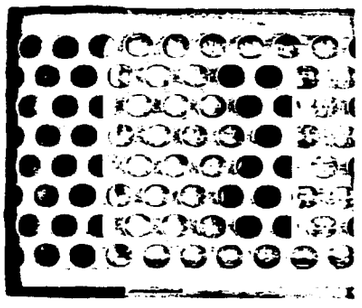
WILLIAM S. CARMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission expires:

12.23.2001

4372 12/23 0101 03CHECK 260.51

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11265 PAGE 655

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

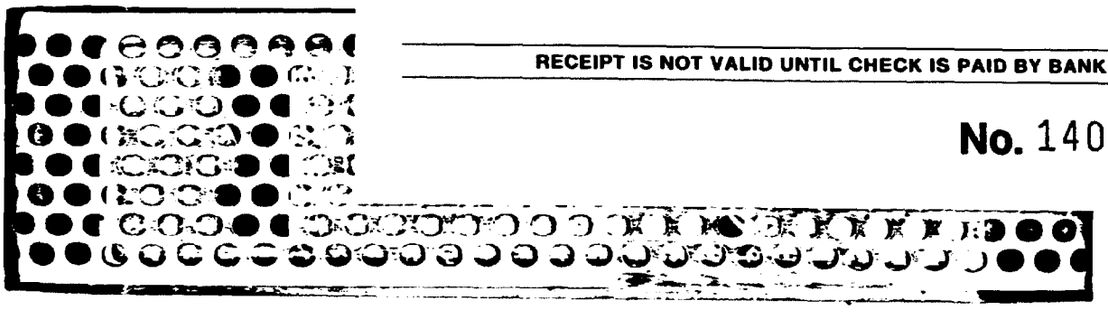
0528843
IDENTIF. ↑ REFERENCE

98 DEC 23 AM 11:30

REGISTER
DAVIDSON COUNTY, TN.

DAMT	67434.00
CON TX	249.51
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	260.51
CHECK	260.51

12/23/98 01 11:27 0001 4373



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405901