BOOK 11764 PAGE 985

CHARLES A. SULLIVAN JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 99

Notary Public

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maudie Stoner (NAME)	America's Wholesale Lender (NAME)	MAP: 91-10
726 Hite Street (ADDRESS)	750 Old Hickory Blvd #180 (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Brentwood, Tenn 37027 (CITY) (STATE) (ZIP)	PARCEL: 107

FOR AND 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, Keats Komisar and wife, Lisa M. Komisar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maudie Stoner, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 No. 114 on the Plan of Section II, Urbandale, as of record in Book 1835, page 82, Register's Office for said County.

Said Lot fronts 50 feet on the east side of Hite Street and runs back 125.3 feet on the Northerly line and 125.2 feet on the Southerly line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Keats Komisar, unmarried, by deed from Mary M. Fulcher, unmarried, of record in Book 9574, page 717, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: all matters appearing on the Plan of record in Plat Book 1835, page 82; of record in the Register's Office for Davidson County, Tennessee.

LISA M. KOMISAR, WIFE OF KEATS KOMISAR, JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

99 DEC -2 AM 8:56
BILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

06629411

unimproved ( )
This is improved (X) property, known as 726 Hite Street, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 30th day of November 19 99

Keats Komisar

Lisa M. Komisar

(24.00 CHECK 101 247.03)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keats Komisar and wife, Lisa M. 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 Brentwood, Tennessee, this 30th day of November, 1999.

Commission expires 3/10/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Keats Komisar and wife, Lisa M. Komisar

TO

Maudie Stoner

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0662941

INSTRUMENT REFERENCE

99 DEC -2 AM 8:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	71900.00
CON TX	266.03
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	277.03
CHECK	277.03

12/02/99 01 08:57 0001 7261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544860