FILE BOX 8

# WARRANTY DEED

**FROM:** George V. Ginn and wife Vicki Ginn **TO:** Louis Komisar

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Instr:200003150026637 Page: 1 OF 2
REC'D FOR REC 03/15/2000 1:09:26PM
RECORD FEE: $10.99
M. TAX: $0.00 T. TAX: $59.48

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $ 16,075.00 .

Affiant

Subscribed and sworn to before me this 14th day of February 2000.

My Commission Expires: 03-25-2000

Notary Public

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| NAME/ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Louis Komisar<br>211 Printers Alley, 6th Floor<br>Nashville,Tennessee 37201 | - Same - | |

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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, George V. Ginn and wife, Vicki Ginn, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Louis Komisar, Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Property located in Madison, Davidson County, Tennessee, being shown as Lot 2 on the plan of Madison Hayesboro Subdivision, Resub Lot 1, Block "B" and part of a closed street, of record in ~~Plat Book~~ INSTRUMENT NO. 20000124273 ~~, page~~ , Register's Office for Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated September 15, 1999 and known as Job No. 990093, more particularly described as follows:

Beginning at an iron pin in the westerly margin of Tanglewood Drive at the intersection of Ruskin Avenue and Briley Parkway, said pin being the Northeast corner of the herein described tract; thence with the margin of Tanglewood Drive, S 05° 17' 28" E, 69.64' to an iron pin; thence with a curve to the right having a radius of 1121.00', an arc distance along said curve of 35.44' to an iron pin at the Northeast corner of Lot 1 of said survey; thence leaving Tanglewood Drive with Lot 1, S 85° 22' 21" W, 185.26' to an iron pin set; thence N 27° 08' 58" W, 87.80' to a concrete monument in the southerly margin of Briley Parkway; thence N 79° 03' 11" E, 214.00' to the point of beginning, containing 18,546 square feet, more or less.

Being a portion of the same property conveyed to George V. Ginn and Vicki Ginn by deed or record in Book 11507, page 896, Register's Office for Davidson County, Tennessee. And by deed of Correction of record in instrument no. A0000311 in the said Register's Office.

THIS IS UNIMPROVED PROPERTY KNOWN AS _____ Tanglewood Drive, NASHVILLE, TENNESSEE 372___. 0009346 99

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his 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 THE EXECUTION HEREOF this 11th day of February, 2000.

George V. Ginn

George V. Ginn

Vicki Ginn

Vicki Ginn

**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 George V. Ginn, and wife, Vicki Ginn, 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 11th day of February, 2000.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 03-25-2000

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