File Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/02 16:01 2pgs
Fees:13.00 Taxes:2553.00

20021021-0129241

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF October 2002

Notary Public

MY COMMISSION EXPIRES: ~~April 23, 2005~~ 3/25/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saul Komisar	National Bank of Commerce	MAP 160-02
(NAME)	(NAME)	
5201 Franklin Pike	115 29th Avenue South	PARCEL 24.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Earl E. Collins and wife, Estella T. Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Saul Komisar and wife, Ashley Komisar

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. 2 on the Plan of Nanearle Acres, as of record in Book 1424, page 77, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEGINNING at a point in the West margin of Franklin Pike at the corner of Lots 2 and 3 as shown on said plan; thence Westwardly with the line between said two lots 480 feet to a point in the Easterly line of Lot No. 4; thence Northwardly with the line between Lots Nos. 2 and 4, 185 feet to a point in the South margin of Nanearle Drive; thence with the margin of the same Eastwardly 460 feet to the beginning of a curve; thence Southeastwardly around said curve 31.4 feet to a point in the West margin of Franklin Pike thence Southwardly with the margin of the same 165 feet to the beginning.

Being the same property conveyed to Earl E. Collins and wife, Estella T. Collins by deed from Jimmie D. White and wife, Patricia L. White of record in Book 5814, page 472, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 5201 Franklin Pike, Nashville, TN 37220
(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 & this 15th day of October 2002

Earl E. Collins

Estella T. Collins

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 Earl E. Collins and wife, Estella T. Collins

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 Nashville, Tennessee, this 15th day of October 2002

Commission expires April 23, 2005

Notary Public

LARRY NEAL WILLIAMSON NOTARY PUBLIC AT LARGE

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 _____, _____.

My commission expires _____

_____
Notary Public