THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 11/07/02 15:49 3pgs
Fees:18.00 Taxes:832.50
20021107-0137656

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
STEVE LOGAN AND JANE S. LOGAN 9158 SADDLEBOW DRIVE BRENTWOOD TN 37027	Same	Map 159 Parcel 226

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty-Five Thousand Dollars and no/100 ($225,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Saul Komisar and wife, Ashley Komisar, Grantors, have bargained and sold and by these presents does transfer and convey unto Steve Logan and wife, Jane S. Logan, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property located in Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Old Hickory Blvd., 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 deg 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 deg. 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 Saul Komisar and wife, Ashley Komisar, by instrument of record in Book 10138, page 913, Register's Office of Davidson County, Tennessee.

The above description has been taken from a previously recorded instrument and no survey was done in connection with this transaction.

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

Possession of property is on delivery of the Deed. Current year real property taxes are to be pro-rated.

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

1. A lien for 2002 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 associted 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 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 the said tract or parcel of land, with the appurtenances, estate, title, 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 in unencumbered, except as to Permitted Exceptions or as otherwise set forth herein. And we do further covenant and bind ourselves, our heirs and assigns, 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.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set our hands on this 7th day of November, 2002.

Saul Komisar

Ashley Komisar

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public at Large for the county aforesaid, Saul Komisar and Ashley Komisar, the within named bargainors, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that they have read the foregoing document, understand the contents thereof, and have executed the same for the purposes therein contained.

Witness my hand and official seal at office this 7th day of November, 2002.

NOTARY PUBLIC

My Commission Expires:

3-27-2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

AFFIANT

Sworn to and subscribed before me
this 7th day of November, 2002.

Notary Public

My Commission Expires: 3-27-2004