Davidson County DEEDTRS
Recvd: 04/07/05 10:29 3 pgs
Fees:18.00 Taxes:74.00

20050407-0038273

TRUSTEE'S DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOUIS KOMISAR TRUST	SAME	42-16-219
(NAME)	(NAME)	
211 Printers Alley Building 4th Floor		42-16-220
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

DAVID I. KOMISAR
Attorney At Law
211 Printers Alley Building, 4th Floor
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 20,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL 2005.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008

(AFFIX SEAL)

DEBBIE L. HEAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, on the 5th day of April, 2005, George V. Ginn and wife Vickie E. Ginn made, executed and delivered to David Komsiar, as Trustee, a certain deed of trust ("Deed of Trust"), conveying to him, as Trustee, certain property hereinafter fully set forth and described, which Deed of Trust was recorded in the Register's Office of Davidson County, Tennessee under Instrument No. 20020903-0106062; and

WHEREAS, default having been made in the payment of the indebtednesses and obligations secured to be paid by said Deed of Trust; the holder of said indebtednesses and obligations requested the undersigned to advertise and sell the property conveyed thereby according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in The Nashville Record, a daily newspaper published in Nashville, Davidson, County Tennessee, for twenty-one (21) days, such advertisements appearing on March 10, March 17 and March 24, 2005, and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being the 5th day of April, 2005, at 10:00 A.M., and place, being, as mentioned in said advertisement, the Gaylord Entertainment Center, 501 Broadway, in Nashville, Davidson County, Tennessee, the property was offered for sale at public outcry to the highest and best bidder for cash, at which sale said property was struck off and sold to Louis Komisar, Trust (the "Grantee") at and for the sum of Twenty Thousand Dollars ($20,000), that being the highest and best bid offered; and

WHEREAS, the bid price has been applied in accordance with the provisions of said Deed of Trust;

NOW THEREFORE, the undersigned, David Komisar, as Trustee (hereinafter sometimes called "Grantor"), hereby bargains, sells, and conveys unto the Grantee the Property above mentioned and fully described in Exhibit "A," attached hereto and made a part hereof as fully and particularly as if set out herein verbatim.

TO HAVE AND TO HOLD the said Property, together with the hereditaments and appurtenances of and to the same belonging or in any wise appertaining, unto the said Grantee, together with all rights and benefits of the covenants and warranties to Grantor made in said Deed of Trust insofar as he can or ought as Trustee, but not further or otherwise.

Title to the Property described in Exhibit "A" is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions which are prior to the lien of said Deed of Trust, including, without limitation, deed of trust in favor of Thomas J. Drake Jr. Trustee recorded at Instrument No. 20020226-0023923 in the Register's Office of Davidson County, Tennessee and any unpaid ad valorem taxes or other taxes.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on this the 5th day of April, 2005.

Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie Head a Notary Public in and for said State and County duly commissioned and qualified, David Komisar Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of April, 2005.

Notary Public

DEBBIE L. HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
November 22, 2008

My Commission Expires: _____

Exhibit A

LAND in Davidson County, Tennessee, being Lots 60 and 61 on the Map of Madison Company's Subdivision of record in Book 547, page 164 Register's Office for Davidson County, TN. To which plan reference is made for a complete description thereof.

Being the same property conveyed to George V. Ginn and wife Vickie E. Ginn by deed of record in instrument No. 20020226-0023921 Register's Office for said County.

This improved property known as 110 and 114 Harris Street Madison, TN 37115.