BOX 10-B

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$97,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF **NOVEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **September 22, 2007**

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/30/05 15:23 2 pg
Fees:13.00 Taxes:358.90

20051130-0144117

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCES W. PRESTON	**SAME**	**142-06-0-D-040.00 CO**
(NAME) **2108 WOODMONT BLVD.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, KEATS KOMISAR AND SAUL KOMISAR, BEING THE SOLE HEIRS AT LAW OF BOBBYE F. KOMISAR,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCES W. PRESTON,** HEREINAFTER CALLED THE GRANTEE, HER 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 a part of the plan of Doral Country Villa Condominiums, Section VII, as of record in Book 5200, page 223, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. 79A on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section VII, as of record in Book 5532, page 727, said Register's Office.

Being the same property conveyed to Bobbye F. Komisar, unmarried, by deed from Karyn F. Cheatham, unmarried, of record in Book 11341, page 768, Register's Office for Davidson County, Tennessee. The said Bobbye F. Komisar having since died intestate, leaving Keats Komisar and Saul Komisar as her sole heirs at law. See Petition for Letters of Administration in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 05-P565. Also, see Affidavit of Heirship being recorded simultaneously herewith of record in Instrument #20051130-0144115, said Register's Office.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.***

This conveyance is subject to all matters as set forth in the Plan of record in Book 5200, page 223, Master Deed for Doral Country Villa Condominiums of record in Book 5532, page 768, restrictions of record in Book 5532, page 727, and Book 5623, page 252, By-Laws of record in Book 5200, page 223, any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **512 DORAL COUNTRY DRIVE, NASHVILLE, TN 37221**
(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 GRANTEE, her heirs assigns forever; and I do covenant with the said GRANTEE that I am 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 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 our hands this **29th** day of **November, 2005**.

KEATS KOMISAR

SAUL KOMISAR

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 Saul Komisar**, the bargainors, 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 office this **29th** day of **November, 2005**.

My commission expires: **September 22, 2007**

Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.