PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110079654 DEEDWARR
Recvd: 12/16/11 10:13 2 pgs
Fees:13.00 Taxes:10.55
20111216-0098017

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51103
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Roy Cecil 1109 Hilton Lane Castalin Springs, Tennessee 37031	SAME

TAX MAP-PARCEL NUMBERS: 06405002400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,850.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Komisar, Successor Trustee of the Louis Komisar Living Trust Agreement, dated October 10, 2000,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Roy Cecil** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County Tennessee, being Lot No. 12 of Block P on the map of Hadley's Bend City of record in Book 421, page 120, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Louis Komisar by Final Decree Confirming Sale dated July 15, 1994 and recorded on February 18, 1997 of record in Book 10351, page 914, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 10, 2000, recorded on October 11, 2000 of record in Doc. No. 20001011-0100886, subject property was conveyed to Louis Komisar, Trustee of the Louis Komisar Living Trust Agreement. The said Louis Komisar has since died, and under the terms of said trust, David Komisar was appointed as Successor Trustee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421 Page 120, said Register's Office.

This is unimproved property, known as: 4033 Main Street, Old Hickory, Tennessee 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of December, 2011.

I David Komisar, Successor Trustee of the Louis Komisar Living Trust Agreement

David Komisar, Successor Trustee of the Louis Komisar Living Trust Agreement, dated October 10, 2000

State of TENNESSEE

County of DAVIDSON

On this 9th day of December, 2011 , before me the undersigned authority, personally appeared David Komisar, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $2,850.00

Affiant

Sworn and subscribed before me this the 9th day of December, 2011

My Commission Expires: 9/8/2013

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.