For and in consideration of the sum of $ 10.00
- - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Wilbur T. Maggart and wife, Margaret H. Maggart, and other valuable considerations, receipt of which are hereby acknowledged, We,

GERALD AVERBUCH AND WIFE, BLOSSOM AVERBUSH

have bargained and sold, and by these presents do transfer and convey unto the said Wilbur T. Maggart and wife, Margaret H. Maggart their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 350 on the Plan of Cloverhill, Section V, as of record in Book 2133, page 88, Register's Office for said County.

Said Lot No. 350 fronts 65 feet on the south side of Emery Drive and runs back 155.7 feet on the east line and 159.3 feet on the west line, to a dead line, measuring 58 feet thereon.

Being part of the property conveyed to Gerald Averbuch by deed from J. R. Coarsey and H. H. Richardson, of record in Book 2277, page 285, said Register's Office.

Subject to restrictive covenants of record in Book 1583, page 423, Book 2145, page 262 and Book 2273, page 88, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wilbur T. Maggart and wife, Margaret H. Maggart their heirs and assigns, forever.

And we do covenant with the said Wilbur T. Maggart and wife, Margaret H. Maggart 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.

And we, Gerald Averbuch and wife, Blossom Averbuch do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wilbur T. Maggart and wife, Margaret H. Maggart their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16 day of August, 1954.

Gerald Averbuch

Blossom Averbuch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named Gerald Averbuch and wife, Blossom Averbuch, the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 1954.

Commission expires [illegible]

Jessie B Overton
Notary Public

WARRANTY DEED
from
GERALD AVERBUCH, ETUX
TO
WILBUR T MAGGART, ETUX

Please put on Register's Office
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 20 day of AUG 20 1954 at 1:45 o'clock P.M.
and recorded in Book [illegible] Page [illegible]
Recording Fee $ 2.50
JAMES P. WILSON, Register
By [illegible] D.C.

10.00