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

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

We, Gerald Averbuch and Mandell Cypress,

have bargained and sold, and by these presents do transfer and convey unto the said SIDNEY FAYE AND WIFE, JOYCE MARIE FAYE, 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. 31 on the Plan of Crest Meade, Section I, of record in Book 2331, page 211, Register's Office for said County.

Said Lot No. 31 fronts 166 feet on the westerly side of Davidson Road and runs back between lines, 238 feet on the northerly line and 235 feet on the southerly line to a dead line in the rear on which it measures 168 feet.

Being part of the property conveyed to Gerald Averbuch and Mandell Cypress, by deed from Emrene Pargh and wife, of record in Book 2706, page 191, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2602, page 129, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sidney Faye and wife, Joyce Marie Faye, 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 is unencumbered, except by 1958 taxes, which the grantees herein assume and agree to pay.
And we, the grantors herein,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of June , 19 58

Mandell Cypress — Gerald Averbuch

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Gerald Averbuch and Mandell Cypress

the bargainors, 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 2nd day of June , 19 58

Commission expires May 16th 1960

Jno. C. Jeffords Notary Public Stateat Large

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Warranty Deed

G-121545 dh From GERALD AVERBUCH AND MANDELL CYPRESS To SIDNEY FAYE ET UX

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX