This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

MABEL CLARE WELSH

TO

SIDNEY AVERBUCH, ET AL

For draftsman's use

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This Instrument was prepared by:
DODSON PATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Sidney Averbuch, et al (NAME)	Same (NAME)	6DA-36896
1134 Gallatin (STREET ADDRESS OR ROUTE NUMBER)	1134 Gallatin (STREET ADDRESS)	132-22
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville Tenn 37216 (CITY) (STATE) (ZIP)	FD

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$175,000.00 Mabel Clare Welsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June 1968.

Frank R. Fitzpatrick
Notary Public

MY COMMISSION EXPIRES: Jan 28 1971

(AFFIX SEAL)

For and in Consideration of the sum of ----------($175,000.00)----------

One Hundred Seventy Five Thousand and no/100---------- DOLLARS of which Thirty Thousand($30,000.00)Dollars has been paid in cash by Sidney Averbuch and M.C.Morris, receipt of which is hereby acknowledged, and for the remaining One Hundred Forty Five Thousand($145,000.00) Dollars, said Sidney Averbuch and M.C.Morris have executed their note, for that amount, of even date herewith, due on or before Three(3)Years from date. Said note will not draw interest for the first 6 months, but will draw interest at the rate of 5% per annum commencing 6 months after date. It is understood and agreed that Seller will release the lien hereinafter retained on any portions of said land hereinafter conveyed upon a payment of money equal to $10,000.00 per acre or any fraction thereof on any portion zoned "Residential", and $20,000.00 per acre or any fraction thereof on any portion zoned "Commercial". Now, said note provides for the payment of Interest and Attorneys Fess if it becomes necessary to place the same in the hands of an attorney for collection and to secure payment of said Note, Interest and Attorneys Fess, a lien is hereby expressly retained on the hereinafter described real estate,

I, MABEL CLARE WELSH

have bargained and sold, and by these presents do transfer and convey unto the said SIDNEY AVERBUCH, a One-Third interest and M.C.MORRIS, a two-thirds interest

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Sixth Civil District of Davidson County, Tennessee, described according to a survey made by Richard B.Omohundro, Engineer, dated December 16,1967, as follows:

BEGINNING on the easterly margin of Nolensville Road at the southwest corner of the property conveyed to George Forehand, Sr., Trustee, of record in Book 3981, page 530; thence with said Forehand's southern boundary line, South 87°20' East 446.9 feet; thence South 87°42' East 717.1 feet; thence North 3°23' East 247.2 feet; thence North 3°39' East 95.5 feet; thence South 87°14' East 410.2 feet; thence South 86°17' East 982.9 feet to the northerly margin of the L & N Railroad right-of-way;

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thence with said right-of-way, southwesterly 1178.2 feet; thence South 3°12' East 25 feet; thence South 87°42' West 87.6 feet; thence South 88°36' West 872 feet to the easterly margin of Nolensville Road; thence North 40°02' West 181.5 feet; North 51°49' East 5 feet; thence northerly with a curve, 203.8 feet to the beginning, containing 17.9 acres, more or less.

Title to one-half interest in premsisses was conveyed to Mabel Clare Welsh by deed from William A.Welsh, of record in Book 871, page 95, Register's Office for said County, and title tothe other one-half interest was devised to Mabel Mays Welsh under the Will of A.P.Mays, Sr., deceased, of record in Will Book 61, page 162, County Court for said County.

Taxes for 1968 to be prorated and apportioned and Grantees agree to pay their proportionate part when taxes become due and payable and upon notice of the Grantor herein.

NOTE: It is agreed that a 50 foot access will be reserved through Commercial Property in rear, to be located in accordance with Davidson County Planning Commission's approval.

unimproved (✓)
This is improved ( ) property, known as _____
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 AVERBUCH AND M.C.MORRIS their heirs and assigns, forever.

And I do covenant with the said SIDNEY AVERBUCH AND M.C.MORRIS 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.

And I, Mabel Clare Welsh do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said SIDNEY AVERBUCH AND M.C.MORRIS their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28 day of June, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mabel Clare Welsh

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STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, Frank R. Fitzpatrick, a Notary Public in and for said County and State, the within named Mabel Clare Welsh

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of June, 1968

Frank R Fitzpatrick Notary Public

Commission Expires Jan. 28th, 1971

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public

Commission Expires

IDENTIFICATION REFERENCE
FILED & RECORDED
JUL 5 5 54 PM '68
FEE $ ALL TAXES PAID

10351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUL-1 68 CONV 90,000.00
JUL-1 68 CONV 85,000.00
JUL-1 68 S TAX A* 455.00
JUL-1 68 REC FEE A* .50
JUL-1 68 MORTGAGE TAX A* 4.50

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged himself to be 460.00 of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires