K 4672

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM Mark S. Averbuch; Sidney Averbuch et ux, Juliet Averbuch; Jerome Allen Averbuch; Lawrence Averbuch; Shirley Averbuch Zeitlin

TO

Joseph L. Reina et ux,
Alana Lee Reina

For draftsman's use

THIS INSTRUMENT PREPARED BY:

Lawrence E. Levine
Attorney at Law
928 Stahlman Bldg.
Nashville, Tenn. 37201

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph L. Reina et ux (NAME)	SAME (NAME)	
2700 Mossdale Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

8912 4

IDENTIF. REFERENCE

JAN 15 11 33 AM '73

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Jan, 19 73

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

For and in Consideration of the sum of ten dollars and other good and valuable consideration, receipt of which is hereby acknowledged, We, ~~XXXXXXX~~

JAN 15	CONV	18,900.00				
JAN 15	S'TAX		A*	49.14		
JAN 15	PR'FEE		A*	.50		
JAN 15	W'DEED		A*	12.00	*	61.64

Mark Stephen Averbuch, also known as Mark S. Averbuch and Mark S. Averbush, Sidney Averbuch et ux Juliet Averbuch, Jerome Allen Averbuch, also known as Jerome Averbush, Lawrence Averbuch, and Shirley Averbuch Zeitlin, also known as Shirley Averbuch Zeitlen, hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto the said Joseph L. Reina et ux, Alana Lee Reina, hereinafter called the Grantees, their heirs and assigns, ~~X~~ certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Map 92-10
Par. 23 A

TRACT A:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "C" on the Map of Pilcher's Addition, as of record in Plan Book 1, Page 68, Chancery Court at Nashville, and of record in Book 57, Page 91, Register's Office for said County.

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Said Lot No. 9 fronts 50 feet on the south side of Torbett Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jerome Averbush and Mark S. Averbush by deed from Jimmy Lee James and wife of record in Book 2011, Page 88 Register's Office for Davidson County, Tennessee, and being the same property of which a 1/2 undivided interest for their lifetimes was conveyed to Sidney Averbuch and wife, Juliet Averbuch, with remainder to Jerome Allen Averbuch, Lawrence Averbuch, and Shirley Averbuch Zeitlen, by deed from Jerome Allen Averbuch and wife of record in Book 3569, Page 231 Register's Office for Davidson County, Tennessee.

Map 81-8
Par. 236

TRACT B:

Land in Davidson County, Tennessee, being Lots Nos. 487 & 489 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said County.

Said Lots adjoin and front together 135 feet 6 inches on the easterly side of 6th Avenue North and run back between lines 166 feet on the southerly line of Lot 487, and 176 feet 9 1/2 inches on the northerly line of Lot 489, along the southerly margin of Coffee Street, to an alley in the rear, measuring 87 feet 8 inches more or less, thereon.

Included in the above description but expressly excluded therefrom is:

1) Parcel #1

Land in the First Civil District of Davidson County, Tennessee. Beginning at the southeasterly intersection point of 6th Avenue and Coffee Street, said intersection point also being the northwesterly corner of Lot 489 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Coffee Street and the northerly boundary of said Lot 489, North 61 degrees 45 minutes 18 seconds East 24.32 feet to a point; thence South 29 degrees 55 minutes 53 seconds West 24.32 feet to a point in the northeasterly margin of 6th Avenue and the southwesterly boundary of said Lot 489, North 44 degrees 09 minutes 42 seconds West 13.34 feet to the point of beginning. Containing 156 square feet, and including all right of ingress or egress to, from and across the same to and from abutting lands.

Parcel #2

Beginning at the point of intersection between the southerly margin of Coffee Street and the southwesterly margin of an alley, said point being the northerly corner of Lot 489 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee; thence with the southwesterly margin of said alley and the northeasterly boundary of said Lot 489, South 44 degrees 09 minutes 42 seconds East 0.42 feet to a point on an arc having a radius of 106.95 feet and being concave to the southeast; thence southwesterly along said arc curving to the left, 49.75 feet to a point of tangency; thence South 29 degrees 55 minutes 53 seconds West 121.39 feet to a point in the northeasterly margin of 6th Avenue; thence with the northeasterly margin of

6th Avenue and the southwesterly boundary of said Lot 489, North 44 degrees 09 minutes 42 seconds West 69.94 feet to the Controlled access Right of Way Line of Interstate Route I-265; thence with the and binding on said Right of Way Line, North 29 degrees 55 minutes 53 seconds East 24.32 feet to a point in the southerly margin of Coffee Street; thence with the southerly margin of Coffee Street and the northerly boundary of said Lot 489, North 61 degrees 45 minutes 18 seconds East 148.30 feet to the point of beginning. Containing 6,162 square feet and being parts of the same property vested in Mark Stephen Averbuch by deed from R. F. Fehr, et al, as of record in Book 1916, Page 534, and to Sidney Averbuch from Jerome Allen Averbuch by deed of record in Book 3569, Page 231, Register's Office for Davidson County, Tennessee, and including right of access across parcel #2 by the State of Tennessee.

An easement for a slope beginning at a point in the northeasterly margin of Sixth Avenue, said point being North 44 degrees 09 minutes 42 seconds West 44.61 feet from the common corner between Lots 485 and 487 on the North Nashville Real Estate Company's Plan of Lots as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, as surveyed along the northeasterly margin of 6th Avenue; thence continuing with the northeasterly margin of 6th Avenue and the southwesterly boundary of Lots 487 and 489, in the aforesaid subdivision, North 44 degrees 09 minutes 42 seconds West 10.61 feet to a point; thence with and binding on the Right of Way taking previously described herein for the following two courses, North 29 degrees 55 minutes 53 seconds East 121.39 feet to a point of curvature of an arc having a radius of 106.95 feet and being concave to the southeast; thence northeasterly along said arc, curving to the right, 49.75 feet to a point in the southwesterly margin of an alley; thence with the southwesterly margin of said alley and the northeasterly boundary of said Lot 489, South 44 degrees 09 minutes 42 seconds East 4 feet to a point; thence South 42 degrees 12 minutes 11 seconds West 47.96 feet to a point; thence South 27 degrees 31 minutes 59 seconds West 124.41 feet to the point of beginning. Containing 1,088 square feet. The land upon the slope easement may be used by the State of Tennessee for any purpose which does not affect the Lateral Support, Maintenance, or Drainage of the adjoining highway.

And also excluded therefrom is:

2)

Land in Davidson County, Tennessee, being a portion of Lots 487 and 489 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Beginning at a point lying at the intersection of the southwesterly margin of an alley with the southerly margin of I-265; thence running with said southwesterly margin of an alley south 44 degrees 09 minutes 42 seconds east a distance of 67 feet, more or less, to a point; thence leaving said alley south 45 degrees 50 minutes 18 seconds west a distance of 48 feet, more or less; thence north 44 degrees 09 minutes 42 seconds west a distance of 65 feet, more or less, to a point lying on the southerly margin of I-265; thence running with the southerly margin of I-265 around a curve, having a radius of 106.95 feet, to the right, a distance of 49.75 feet to the point of beginning.

Being property conveyed to Shirley Randall by warranty deed from Sidney Averbuch and Mark Averbuch of record in Book 4625, Page 48, said Register's Office, and being the same property conveyed to Shirley Randall by quitclaim deed from Juliet Averbuch, Jerome Allen Averbuch, Lawrence Averbuch and Shirley Averbuch Zeitlen of record in Book 4626, Page 690, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Jerome Allen Averbuch and Mark Stephen Averbuch by deed from R. F. Fehr et al of record in Book 1916, Page 534, Register's Office for Davidson County, Tennessee, and being part of the property of which a 1/2 undivided interest for their lifetimes was conveyed to Sidney Averbuch and wife, Juliet Averbuch, with remainder to Jerome Allen Averbuch, Lawrence Averbuch, and Shirley Averbuch Zeitlen, by deed from Jerome Allen Averbuch and wife of record in Book 3569, Page 231, Register's Office for Davidson County, Tennessee.

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105.1

TRACT C:

Land in Davidson County, Tennessee, being the easterly 120 feet of Lots Nos. 172 and 173 on the Plan of Neill S. Brown's Addition, as of record in Book 57, Page 50, Register's Office for said County.

Said parts of said lots adjoin and front together 100 feet on the westerly side of North 9th Street and run back between parallel lines and with the northerly margin of Smiley Street 120 feet to a dead line.

Being the same property conveyed to Mark S. Averbuch and Lawrence Averbuch by deed from Mary E. George, a widow, of record in Book 1940, Page 361, Register's Office for Davidson County, Tennessee, and being the same property of which a 1/2 undivided interest for their lifetimes was conveyed to Sidney Averbuch and wife, Juliet Averbuch, with remainder to Jerome Allen Averbuch, Lawrence Averbuch, and Shirley Averbuch Zeitlen, by deed from Lawrence Averbuch of record in Book 3569, Page 233 Register's Office for Davidson County, Tennessee.

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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 Joseph L. Reina et ux, Alana Lee Reina their heirs and assigns, forever.

And we do covenant with the said Joseph L. Reina et ux, Alana Lee Reina 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 for 1972 and 1973 taxes.

And we, the Grantors do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph L. Reina et ux, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of June, 19 75, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mark Stephen Auerbach

Sandra Lee Auerbach

Juliet Auerbach

Jesse Allen Auerbach

Lawrence Auerbach

Shirley Auerbach Zorthian

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Mark Stephen Averbuch, a/k/a Mark S. Averbuch and Mark S. Averbush, Sidney Averbuch et ux Juliet Averbuch, Jerome Allen Averbuch, a/k/a Jerome Averbush, Lawrence Averbuch, and Shirley Averbuch Zeitlin, a/k/a Shirley Averbuch Zeitlen

the bargainor, 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 10th day of January, 1973

[illegible], Notary Public

Commission Expires 2-4-75

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be 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 self as .

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

, Notary Public.

Commission expires .