K 4672

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Sidney Averbuch and

Gerald Averbuch

TO

Joseph L. Reina, and wife,
Alana Lee Reina

For draftsman's use

This instrument prepared by:

Lawrence E. Levine
Attorney at Law
928 Stahlman Building
Nashville, Tennessee
37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph L. Reina et ux (NAME)	SAME BOOK 4672 PAGE 73 (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)

RECEIVED FOR REFERENCE
JAN 15 11 35 AM '73
REGISTER
DAVIDSON COUNTY, TENN.

83126

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF [illegible] 19[illegible]

Notary Public

MY COMMISSION EXPIRES: [illegible]

(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~~ DOLLARS

JAN 15	CONV	31,500.00				
JAN 15	S'TAX		A*	81.90		
JAN 15	PR'FEE		A*	.50		
JAN 15	W'DEED		A*	12.00	*	94.40

Sidney Averbuch and Gerald Averbuch, 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, ~~a~~ certain tract~~s~~ or parce~~ls~~ of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT A:

Land in Davidson County, Tennessee, being the westerly 24 feet 2 inches of Lot No. 24 and the easterly 16 feet 10 inches of Lot No. 23 on the Map of George Shield's First Subdivision as of record in Book 57, Page 62, Register's Office for Davidson County, Tennessee, and known as Lot No. 18 on the unrecorded map of

Map 81-15
461

Southern Securities Company's Subdivision and described according to a survey made February 12, 1931, by John Wilkes, Civil Engineer, as follows:

Beginning at a point in the northerly margin of Scovel Street, the common corner of Lots 17 and 18, said point being 41 feet east of the west line of said George Shield's First Subdivision; thence northerly 140 feet to the southerly margin of a 10 foot alley, being 40 feet east of the west line of said Shield's Subdivision; thence easterly 40 feet to a point, the common corners of Lots Nos. 18 and 19; thence southerly along the line between said lots 140 feet to the northerly margin of Scovel Street; thence with the margin of same westerly 41 feet to the beginning.

Being the same property conveyed to Sidney and Gerald Averbuch by deed from Ewing O. Harper, Jr. and wife of record in Book 2138, Page 287 Register's Office for Davidson County, Tennessee.

Map 82-8
Par. 53-54

TRACT B:

Land in Davidson County, Tennessee, being Lots Nos. 57, 58 and the northerly 30 feet of Lot No. 59 on the map of Bransford Realty Company's Subdivision of the McWhirter Tract and the Love-McFerrin Tract, as of record in Book 421, Page 52, Register's Office for said County.

Said Lots Nos. 57, 58 and part of Lot No. 59 front together 100 feet on the easterly side of Neill Avenue, formerly Fite Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sidney and Gerald Averbuch by deed from A. M. Townsend, a widower, of record in Book 2025, Page 123 Register's Office for Davidson County, Tennessee.

Map 82-8
Par. 153

TRACT C:

Land in Davidson County, Tennessee, being the westerly 110 feet of Lot No. 159 of Block No. 2 on the plan of F. O. Beasley's McFerrin Addition, as of record in Book 57, Page 136, Register's Office for said County.

Said part of Lot No. 159 fronts 73 feet on the easterly side of North 9th Street and runs back between parallel lines, with the northerly margin of Mansfield Street, 110 feet to a dead line.

Being the same property conveyed to Sidney and Gerald Averbuch by deed from John Langford Young and wife, of record in Book 2033, Page 585 Register's Office for Davidson County, Tennessee.

Map 94-1
Par. 14

TRACT D:

A lot in Davidson County, Tennessee, being the easterly one-half of Lot No. 46 in Hobsons Addition to Edgefield, now East Nashville, a plan of which is of record in Book No. 21, Page 72, R.O.D.C., Tennessee and in Book No. 1, Page 57, Chancery Court at Nashville, Tennessee.

Said lot begins at the northwesterly intersecting corner of 11th Street and Sevier Street; thence with the northerly margin of Sevier Street, westwardly 100 feet to a point; thence northwardly and

parallel with 11th Street, 73 feet, more or less, to the northerly line of said Lot No. 46; thence with the line of said Lot eastwardly 100 feet to the westerly margin of 11th Street; thence with the westerly margin of 11th Street southwardly 73 feet, more or less to the point of beginning.

Being the same property conveyed to Sidney and Gerald Averbuch by deed from Burrell Bostick and wife, of record in Book 2013, Page 95 Register's Office for Davidson County, Tennessee.

Map 105-3
Par 66

TRACT E:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 4 on the plan of the Phillip Mallory property, as of record in Minute Book "F", Page 324, County Court for said County.

Said part of Lot No. 4 fronts 75 feet on the easterly side of Third Avenue South and runs back 135 feet, more or less, on the northerly line, with the southerly margin of Mallory Street, and 130 feet, more or less, on the southerly line to an alley, measuring 45 feet, more or less, thereon.

Being the same property conveyed to Sidney and Gerald Averbuch by deed from Annie Lockridge of record in Book 2138, Page 287 Register's Office for Davidson County, Tennessee.

Map 93-16
Par 410

TRACT F:

Being the easterly part of Lot No. 2 of Block "H" on the plan of the Hermitage Addition to Nashville, as of record in Book 57, Page 43, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Fain Street, formerly Hermitage Avenue, at the northeast corner of a part of said lot conveyed to J. G. Gamble; thence with the southerly margin of said street easterly 70 feet to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots 138 feet to the northwesterly margin of Meridith Avenue; thence with the margin of said Avenue southwesterly 94.1 feet to the corner of Lot No. 4; thence with the northerly margin of said Lot No. 4 westerly 3 feet, more or less, to the southeast corner of said Gamble's lot; thence with his easterly line northerly 170 feet, more or less, to the beginning.

Included in the above description but expressly excluded therefrom is that portion of said property deeded to the State of Tennessee by instrument of record, R.O.D.C. Book 3164, Page 589, by Sidney Averbuch and Gerald Averbuch, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 2 of Block "H" on the Plan of the Hermitage Addition to Nashville as of record in Book 57, Page 43, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Fain Street at the northeast corner of the property conveyed to Sidney and Gerald Averbuch of record in Book 1558, Page 131, R.O.D.C., Tennessee; thence south 4° 58' east with the east margin of said property 38 feet to a point, thence North 54° 20' west 59 feet to a point

in the southerly margin of Fain Street; thence easterly with the margin of Fain Street 44 feet to the point of beginning, containing 836 sq. feet, more or less.

Being part of the same property conveyed to Sidney and Gerald Averbuch by deed from Bransford Realty Company of record in Book 1558, Page 131 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 12th day of June, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lindsay Carmichael

Kathy Carmichael

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 4672 PAGE 78

Personally appeared before me, Kathryn S. Ferrell, a Notary Public in and for said County and State, the within named Sidney Averbuch and Gerald Averbuch

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 12th day of January, 1973

Kathryn S. Ferrell, 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.....