FORM NO. WD-1

BOOK 4903 PAGE 19

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$37,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 19 75

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve R. Fatzinger (NAME)	The Chamberlain Company (NAME)	Map 58-11
3804 Lunn Drive (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsay Street At Oak (STREET ADDRESS)	Parcel 69
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Chattanooga, Tennessee 37403 (CITY) (STATE) (ZIP)	13DA-56522

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Royal Homes, A Partnership composed of Sidney Averbuch and Jerome Averbuch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve R. Fatzinger et ux Lalla Y. Fatzinger

HEREINAFTER CALLED THE GRANTEES, 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. 134 on the Plan of Royal Hills Subdivision, Section I, as of record in Book 4675, Page 73, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Royal Homes, A Partnership composed of Sidney Averbuch and Jerome Averbuch by deed from Averbuch-Morris, A Partnership, as of record in Book 4792, Page 652, Register's Office for said County.

THIS conveyance is subject to all restrictions and easements found of record in the Register's Office for said County.

This is (unimproved) (improved) property, known as 3804 Lunn Drive, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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, unless otherwise herein set out; and we 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 4th day of April, 19 75.

ROYAL HOMES, A PARTNERSHIP/by: Sidney Averbuch
Sidney Averbuch

X Jerome Averbuch

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STATE OF TENNESSEE
Davidson County

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

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 4th day of April 19 75.

Commission expires 5-10-75

Notary Public

STATE OF ~~TENNESSEE~~ ALABAMA
~~Davidson~~ County of X State at Large

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at X Huntsville, ~~Tennessee~~ Alabama, this X 7th day of April 19 75

Commission expires X 2-5-77

X Gay Johnson
Notary Public

C 9 3 7 4 6

WARRANTY DEED

FROM ROYAL HOMES, A PARTNERSHIP

TO STEVE R. FATZINGER ET UX

LALIA Y. FATZINGER.

IDENTIF. REFERENCE

APR 10 9 51 AM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Mail
GW

(File Box #12)

APR 10 75	CONV	37,000.00			
APR 10 75	S'TAX		A*	96.20	
APR 10 75	PR'FEE		A*	.50	
APR 10 75	W'DEED		A*	4.00	* 100.70