BOOK 4922 PAGE 144

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Corinne B Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 1975

Mary M. Smith
Notary Public

MY COMMISSION EXPIRES: Feb. 7, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S J L Const. Co. Inc. (NAME)	Same (NAME)	58-15-195
Route 2 Almaville Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	58-11-19, 21, 34 35,36,37,
Murfreesboro, Tenn. 37130 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	42,43,50,49,48,47,44 and 58-7-4

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, AVERBUCH-MORRIS, a partnership composed of Sidney Averbuch and M.C. Morris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S J L CONST. CO. INC.

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 Lots Nos. 7, 9, 11, 31, 32, 33, 34, 39, 40, 49, 50, 51, 52, 55, and 56, on the Plan of Royal Hills Subdivision, Section 1, as of record in Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a complete description of said Lots.

BEING a part of the same property conveyed to Averbuch-Morris, a partnership composed of Sidney Averbuch and M.C. Morris, by deed from Effie K. Walton, of record in Book 4234, page 995, and by deed from Earl Bolling and wife, Helen Jean Bolling, of record in Book 4267, page 400, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of ways for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved (X) improved ( ) property, known as _____
(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 hands this 5th day of June, 19 75

AVERBUCH-MORRIS, a partnership

BY: Sidney Averbuch
Partner

STATE OF TENNESSEE
Davidson County

BOOK 4922 PAGE 145

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sidney 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 Nashville, Tennessee, this 5th day of June, 19 75

Commission expires 7/20/76 July 20, 1976

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
AVERBUCH-MORRIS, a partnership

TO
S J L Const. Co. Inc.

D02740

IDENTIF. REFERENCE

JUN 13 3 34 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JUN 13 75		CONV	67,500.00		
JUN 13 75	S'TAX			A*	175.50
JUN 13 75	PB'FEE			A*	.50
JUN 13 75		W'DEED		A*	4.00
				*	180.00

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

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