BOOK 4938 PAGE 341 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,400.00

Patti Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 1975.

Notary Public

MY COMMISSION EXPIRES: July 20, 1976
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel L. Bryant etux (NAME)	Same (NAME)	MAP 58-11
3867 Lunn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 32
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 Samuel L. Bryant and wife, Peggy Bryant

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:

A tract of land located in the 1st Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and being the northerly portion of Lot 29 on the Plan of Royal Hills Subdivision, Section One, as of record in Plat Book 4675, page 73, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron pin on the west margin of Lunn Drive, the common front corner of Lot 29 & Lot 30 as shown on the Plan of Royal Hills, Section One, as of record in Plat Book 4675, page 73, Register's Office for Davidson County, Tennessee; said iron pin being further described as lying southerly 70.00 feet as measured along said right-of-way of Lunn Drive from the most southerly return monument at the southwest corner of the intersection of Lunn Drive and Judd Drive; thence, with the westerly margin of Lunn Drive, in a southerly direction along a curve to the left having a radius of 306.17 feet, a distance of 16.33 feet to an iron pin; thence, leaving said right-of-way of Lunn Drive south 42 degrees 54 minutes 49 seconds west 167.94 feet to an iron pin; thence with the east boundary line of Gold Key Estates, Section Two, as of record in Plat Book 3842, page 265, Register's Office for Davidson County, Tennessee and the same being the west boundary line of Royal Hills, Section One, as of record as aforesaid, north 37 degrees 56 minutes 50 seconds west 25.56 feet to an iron pin, the common rear corner of Lot #30, and Lot 29; thence, with the common side line of Lot 30 and Lot 29 as shown on said recorded plan of Royal Hills, Section One, north 45 degrees 58 minutes 04 seconds east 164.18 feet to the point of beginning containing 0.08 more or less, acre.

BEING part of the same property conveyed to Averbuch-Morris, a partnership composed of Sidney Averbuch and M.C. Morris, by two deeds, one from Effie K. Walton, of record in Book 4234, page 995, and the other 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 is unimproved ( ) improved (X) property, known as 3867 Lunn Drive, Nashville, Tennessee
(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 my hand this 22nd day of July, 1975

AVERBUCH-MORRIS, a partnership

BY: Sidney Averbuch
Sidney Averbuch

STATE OF TENNESSEE
Davidson County

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

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 22nd day of July 1975.

Commission expires July 20, 1976

Peter Weiss
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

TO SAMUEL L. BRYANT ETUX

D09589

IDENTIF. REFERENCE

AUG 4 3 28 PM '75

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

File Box 4

AUG-4-75	CONV	*1,400.00			
AUG-4-75	S'TAX		A*	3.64	
AUG-4-75	PB'FEE		A*	.50	
AUG-4-75	W'DEED		A*	4.00	* 8.14

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.