This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lawrence A. Averbuch,et ux	New Owner	
(NAME)	(NAME)	116-5
5905 Sedberry Road		29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) ---------- *Dollars,* paid in cash, and other good and valuable consideration received from the grantees hereinafter named, including the agreement of said grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Installment Deed from Margaret Thomas and Rebecca Thomas, to George P. Haley and wife, Sue C. Haley, of record in Book 4746, page 128, Register's Office of Davidson County, Tennessee; we,

GEORGE P. HALEY and wife, SUE C. HALEY,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,

LAWRENCE A. AVERBUCH and wife, SANDRA R. AVERBUCH,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for said County, described as follows:

Beginning on the easterly margin of Sedberry Road at the corner of Lots Nos. 332 and 333; thence with the line between said two lots eastwardly 215 feet to the corner of Lots Nos. 332, 333 and 337; thence with the line between said Lots Nos. 333 and 337 northeastwardly 152.7 feet to the corner of Lots Nos. 333, 335 and 337; thence with the line between said Lots Nos. 333 and 335 northwardly 31.4 feet to the corner of Lots Nos. 333 and 334; thence with the line between said two lots westwardly 272.9 feet to the easterly margin of said Sedberry Road; thence with the same southwardly 172.6 feet to the beginning.

Being the same property conveyed to George P. Haley and wife, Sue C. Haley, by Installment Deed from Margaret Thomas and Rebecca Thomas, of record in Book 4746, page 128, said Register's Office.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1975.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $92,500.00

Subscribed and sworn to before me, this the 12th day of September 19 75.

Affiant

My commission expires: (Affix Seal) Notary Public

ARCHER ★ KEY ★ NOTARY PUBLIC ★ DAVIDSON CO. TENN.

This is unimproved ( ) improved (X) property, known as 5905 Sedberry Road, Nashville, TN 37205 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* ~~12th~~ *day of* September, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George P. Haley

Sue C. Haley

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... , a Notary Public in and for said County and State, George P. Haley and wife, Sue C. Haley,

the within named 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 12th day of September, 1975.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 7/24/77 August

..... Notary Public

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.....

WARRANTY DEED

FROM

GEORGE P. HALEY, ET UX

TO

LAWRENCE A. AVERBUCH, ET UX

D 15274

TENNESSEE REFERENCE

SEP 12 9 29 AM '75

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

SEP 12 CONV 92,500.00
SEP 12 S'TAX A* 240.50
SEP 12 PR'FEE A* .50
SEP 12 W'DEED A* 4.00 * 245.00

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238