Leslie E. Webb Rt 1 Box 143
Goodletsville TN 37072

This Form furnished by Attorneys Title Company, Inc.

FROM

JOSEPH L. REINA and wife,

ALANA LEE REINA BOOK 5020 PAGE 714

TO

LESLIE E. WEBB and wife,

JANE E. WEBB

For draftsman's use.

This instrument was prepared by:

Lawrence E. Levine, Attorney
18th Floor-Life & Casualty Tower
Nashville, Tennessee 37219

81-8 93-16 410

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie E. Webb (NAME)	Leslie E. Webb (NAME) 92-10	81-15 P.461
Route #1, Box 143 (STREET ADDRESS OR ROUTE NUMBER)	Route #1, Box 143 (STREET ADDRESS) 134	30-31-32
Goodletsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Goodletsville, TN. 37072 (CITY) (STATE) (ZIP)	82-84.53 53-54

(FOR REGISTER'S USE) 94-1 14-105-3 66

IDENTIF. REFERENCE

APR 30 12 58 PM '76

REGISTER DAVIDSON COUNTY, TENN.

D 47150

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } 82-13 105-105.1

THE ACTUAL CONSIDERATION OR VALUE, WHICH, EVER IS GREATER, FOR THIS TRANSFER IS

$143,575.42

Joseph L. Reina
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 1976

Notary Public

MY COMMISSION EXPIRES: November 4, 1978

(AFFIX SEAL)

For and in Consideration of the sum of One Hundred Forty-Three Thousand, Five Hundred Seventy-Five & 42/100---------- DOLLARS

Payable in the following manner: By the assumption of the grantees herein of a certain Deed of Trust note more completely described in Book 4672, page 79, Registers Office for Davidson County, Tennessee in the original principal sum of $142,400.00 dated January 12, 1973, the balance of which is approximately $133,575.42. The grantees herein are also giving to the grantors herein a second mortgage in the sum of $5,000.00, as well as approximately $5,000.00 in cash.

APR 30 76	CONV	90,000.00			
APR 30 76	CONV	53,575.42			
APR 30 76	S'TAX		B*	373.36	
APR 30 76	PR'FEE		B*	.50	
APR 30 76	M'DEED		B*	14.00	* 387.86

We, Joseph L. Reina and wife, Alana Lee Reina herein called the grantors have bargained and sold, and by these presents do transfer and convey unto the said Leslie E. Webb and wife, Jane E. Webb, herein 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:

TRACT 1:

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 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 in Book 3164, page 589, Register's Office for Davidson County, Tennessee, 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, Register's Office for Davidson County, 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.

TRACT 2:

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 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.

TRACT 3.

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 Subdivison 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.

TRACT 4:

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

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory

TRACT 5:

94-1
14

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 46 in Hobson's Addition to Edgefield, now East Nashville, a plan of which is of record in Book No. 21, page 72, Register's Office for Davidson County, 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.

TRACT 6:

1053
66

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.

TRACT 7:

92-10
334

Land in Davidson County, Tennessee, being Lot No. 9 of Block "C" on the Map of Pilcher's Addition, as of record in Plan Book 1, page 68, Chancery Court at Nashville, and of record in Book 57, page 91, Register's Office for said County.

SAID Lot No. 9 fronts 50 feet on the south side of Torbett Avenue and runs back between parallel lines 170 feet to an alley.

TRACT 8:

81-8
236

Land in Davidson County, Tennessee, being Lots Nos. 487 & 489 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said County.

Said Lots adjoin and front together 135 feet 6 inches on the easterly side of 6th Avenue North and run back between lines 166 feet on the southerly line of Lot 487, and 176 feet 9 1/2 inches on the northerly line of Lot 489, along the southerly margin of Coffee Street, to an alley in the rear, measuring 87 feet 8 inches more or less, thereon.

Included in the above description but expressly excluded therefrom is:

1) Parcel #1

Land in the First Civil District of Davidson County, Tennessee. Beginning at the southeasterly intersection point of 6th Avenue and Coffee Street, said intersection point also being the northwesterly corner of Lot 489 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Coffee Street and the northerly boundary of said Lot 489, North 61 degrees 45 minutes 18 seconds East 24.32 feet to a point; thence South 29 degrees 55 minutes 53 seconds West 24.32 feet to a point in the northeasterly margin of 6th Avenue and the southwesterly boundary of said Lot 489, North 44 degrees 09 minutes 42 seconds West 13.34 feet to the point of beginning. Containing 156 square feet, and including all right of ingress or egress to, from and across the same to and from abutting lands.

Parcel #2

Beginning at the point of intersection between the southerly margin of Coffee Street and the southwesterly margin of an alley, said point being the northerly corner of Lot 489 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee; thence with the southwesterly margin of said alley and the northeasterly boundary of said Lot 489, South 44 degrees 09 minutes 42 seconds East 0.42 feet to a point on an arc having a radius of 106.95 feet and being concave to the southeast; thence southwesterly along said arc curving to the left, 49.75 feet to a point of tangency; thence South 29 degrees 55 minutes 53 seconds West 121.39 feet to a point in the northeasterly margin of 6th Avenue; thence with the northeasterly margin of 6th Avenue and the southwesterly boundary of said Lot 489, North 44 degrees 09 minutes 42 seconds West 69.94 feet to the Controlled access Right of Way Line of Interstate Route I-265; thence with the and binding on said Right of Way Line, North 29 degrees 55 minutes 53 seconds East 24.32 feet to a point in the southerly margin of Coffee Street; thence with the southerly margin of Coffee Street and the northerly boundary of said Lot 489, North 61 degrees 45 minutes 18 seconds East 148.30 feet to the point of beginning. Containing 6,162 square feet and being parts of the same property vested in Mark Stephen Averbuch by deed from R. F. Fehr, et al, as of record in Book 1916, Page 534, and to Sidney Averbuch from Jerome Allen Averbuch by deed of record in Book 3569, Page 231, Register's Office for Davidson County, Tennessee, and including right of access across parcel #2 by the State of Tennessee.

An easement for a slope beginning at a point in the northeasterly margin of Sixth Avenue, said point being North 44 degrees 09 minutes 42 seconds West 44.61 feet from the common corner between Lots 485 and 487 on the North Nashville Real Estate Company's Plan of Lots as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, as surveyed along the northeasterly margin of 6th Avenue; thence continuing with the northeasterly margin of 6th Avenue and the southwesterly boundary of Lots 487 and 489, in the aforesaid subdivision, North 44 degrees 09 minutes 42 seconds West 10.61 feet to a point; thence with and binding on the Right of Way taking previously described herein for the following two courses, North 29 degrees 55 minutes 53 seconds East 121.39 feet to a point of curvature of an arc having a radius of 106.95 feet and being concave to the southeast; thence northeasterly along said arc, curving to the right, 49.75 feet to a point in the southwesterly margin of an alley; thence with the southwesterly margin of said alley and the northeasterly boundary of said Lot 489, South 44 degrees 09 minutes 42 seconds East 4 feet to a point; thence South 42 degrees 12 minutes 11 seconds West 47.96 feet to a point; thence South 27 degrees 31 minutes 59 seconds West 124.41 feet to the point of beginning. Containing 1,088 square feet. The land upon the slope easement may be used by the State of Tennessee for any purpose which does not affect the Lateral Support, Maintenance, or Drainage of the adjoining highway.

And also excluded therefrom is:

2)

Land in Davidson County, Tennessee, being a portion of Lots 487 and 489 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Registers Office for Davidson County, Tennessee.

Beginning at a point lying at the intersection of the southwesterly margin of an alley with the southerly margin of I-265; thence running with said southwesterly margin of an alley south 44 degrees 09 minutes 42 seconds east a distance of 67 feet, more or less, to a point; thence

leaving said alley south 45 degrees 50 minutes 18 seconds west a distance of 48 feet, more or less; thence north 44 degrees 09 minutes 42 seconds west a distance of 65 feet, more or less, to a point lying on the southerly margin of I-265; thence running with the southerly margin of I-265 around a curve, having a radius of 106.95 feet, to the right, a distance of 49.75 feet to the point of beginning.

Being property conveyed to Shirley Randall by warranty deed from Sidney Averbuch and Mark Averbuch of record in Book 4625, Page 48, said Register's Office, and being the same property conveyed to Shirley Randall by quitclaim deed from Juliet Averbuch, Jerome Allen Averbuch, Lawrence Averbuch and Shirley Averbuch Zeitlen of record in Book 4626, Page 690, Register's Office for Davidson County, Tennessee.

TRACT 9:

81-R 105-105.1

Land in Davidson County, Tennessee, being the easterly 120 feet of Lots Nos. 172 and 173 on the Plan of Neill S. Brown's Addition, as of record in Book 57, page 50 Register's Office for said County.

SAID parts of said lots adjoin front together 100 feet on the westerly side of North 9th Street and run back between parallel lines and with the northerly margin of Smiley Street 120 feet to a dead line.

TRACT 10:

81-15 30

Parcel No. 1; Land in Davidson County, Tennessee, being Lot No. 150, and the northerly 42.3 feet front and 41 feet rear of Lot No. 151 on the Plan of S. A. Champion's Subdivision of certain lots in Harding Addition, as of record in Book 161, page 132, Register's Office for said County.

Said Lot No. 150 and part of Lot No. 151 front together 92.3 feet on the easterly side of 23rd Avenue, North, formerly Laaland Street, and run back between parallel lines 150 feet to an alley, measuring 91 feet thereon.

Parcel No. 2: Land in Davidson County, Tennessee, being the north 32.3 feet front of Lot No. 153 and 31 feet rear of said lot, all of Lot No. 152 and the south 7.7 feet front and 9 feet rear of Lot No. 151 on the Plan of S. A. Champion's Subdivision of part of the Harding Property, as of record in Book 161, page 132, Register's Office for said County.

81-15 31

Said part of Lot No. 153, all of Lot No. 152, and part of Lot No. 151, front together 90 feet on the easterly margin of 23rd Avenue, North, formerly Laaland Street, and extend back between parallel lines 150 feet to an alley.

81-15 32

Parcel No. 3: Land in Davidson County, Tennessee, being Lot No. 154 and the southerly 17.7 feet front and 19 feet rear of Lot No. 153 on the Plan of S. A. Champion's Subdivision of part of the Harding Property, as of record in Book 161, page 132, Register's Office for said County.

Said Lot No. 154 and part of Lot No. 153 front together 90 feet on the easterly margin of 23rd Avenue North, formerly Laaland Street, and run back between lines with the northerly margin of an alley, 150 feet to another alley, in the rear, measuring 90 feet thereon.

TRACTS 1, 2, 3, 4, 5, and 6: BEING property conveyed to Joseph L. Reina and wife, Alana Lee Reina, by deed from Sidney Averbuch and Gerald Averbuch, et als, of record in Book 4672, page 73, Register's Office for Davidson County, Tennessee.

TRACTS 7, 8 and 9: BEING property conveyed to Joseph L. Reina and wife, Alana Lee Reina, by deed from Mark S. Averbuch, et als, of record in Book 4672, page 63, Register's Office for Davidson County, Tennessee.

TRACT 10: BEING the same property conveyed to Joseph L. Reina and wife, Alana Lee Reina, by deed from Sidney Averbuch and wife, and Gerald Averbuch, and wife, of record in Book 4672, page 69, Register's Office for Davidson County, Tennessee.

This is improved property located in Nashville, Tennessee at the following addresses:

1408 23rd Ave. North
1410 23rd Ave. North
1412 23rd Ave. North
623 Neil Ave.
625 Neil Ave.
823 Smiley Street
825 Smiley Street
165 Fain Street
167 Fain Street
2709 Torbett
2106 Scovel
701 North 9th Street
620 South 11th Street
1102 3rd Ave. South/extra lot
1826 6th Ave. North

The Grantees herein understand that Alana Lee Reina has been released from payment of the Deed of Trust Note described in Book 4672, page 79, Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leslie E. Webb and wife, Jane E. Webb, their heirs and assigns, forever.

And we do covenant with the said Leslie E. Webb and wife, Jane E. Webb 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: 1976 Taxes, Deed of Trust of Record in Book 4672, page 79, the following notices from the Metropolitan Government, Book 5006, page 443, Book 4899, page 608 and 609, Book 4622, page 932, Book 3569, page 231, Book 3569, page 233, Book 5013, page 854, Book 4072, page 949, Book 4971, page 948, Book 4971, page 952, Book 4971, page 954, and the survey of McKissack Brothers dated February 9, 1949, showing an encroachment; the discrepancy between Book 2033, page 585, Title Policy number G-119275 of the Chicago Title Company, and the easement of record in Book 1940, page 361.

And we, Joseph L. Reina and wife, Alana Lee Reina do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leslie E. Webb and wife, Jane E. Webb heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 29th day of April, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joseph L. Reina

Alana Lee Reina

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Lawrence E. Levine, a Notary Public in and for said County and State, the within named Joseph L. Reina and wife, Alana Lee Reina

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 ... day of April, 1976

Lawrence E. Levine
Notary Public

Commission Expires November 4, 1978

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 .....