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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Sidney Averbuch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 76

Notary Public

MY COMMISSION EXPIRES: 11/4/79

(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
A & H Homes, a partnership (NAME)	Sidney Averbuch (NAME)	MAP 58-11
Same (STREET ADDRESS OR ROUTE NUMBER)	2000 Richard Jones Rd. (STREET ADDRESS)	PAR. 168,173,174,175
(CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37215 (CITY) (STATE) (ZIP)	177,178,180 & 181

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 A & H HOMES, a partnership

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:

LAND in Davidson County, Tennessee, being Lots Nos. 93, 98, 99, 100, 102, 103, 105 and 106 on the Plan of Royal Hills Subdivision, Section 3, as of record in Book 4860, page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a complete description of said lots.

BEING 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 restrictive covenants contained in instrument of record in Book 4950, page 530, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the curreny year which have been prorated and assumed by the Grantee herein.

unimproved ( )
This is improved ( ) property, known as Lots, 93,98,99,100,102,103, 105 & 106, Royal Hills Subd.
(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 30th day of April, 19 76

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

the bargainor, 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 30TH day of April 19 76

Commission expires 7/20/76

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) (his oath) acknowledged (themselves) (himself) 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, a partnership composed of Sidney Averbuch and M.C. Morris

TO

A & H HOMES, a partnership

D 47620

IDENTIF. REFERENCE

MAY 5 9 01 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-5 76	CONV	36,000.00			
MAY-5 76 S'TAX			B*	93.60	
MAY-5 76 PR'FEE			B*	.50	
MAY-5 76	W'DEED		B*	4.00	* 98.10