BOOK 5092 PAGE 188

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM 281 Sugartree

Richard D. Bird, Trustee

TO

Gerald Averbuch, et ux

Mail For draftsman's use

THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
[illegible] SUNTRUST BANK BUILDING
NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Averbuch, et ux (NAME)	Gerald Averbuch (NAME)	116-8-E
705 Darden Place (STREET ADDRESS OR ROUTE NUMBER)	100 Valley Forge (STREET ADDRESS)	100
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37205 (CITY) (STATE) (ZIP)	Pt

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

NOV 30 2 52 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 41,249.70 Gerald Averbuch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 1976.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D 79081

For and in Consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by Gerald Averbuch and wife, Blossom Averbuch, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Richard D. Bird, Trustee, with full power, etc.

have bargained and sold, and by these presents do transfer and convey unto the said Gerald Averbuch, an undivided 2/3 interest and to his wife, Blossom Averbuch, an undivided 1/3 interest, as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain building site being Lot No. 100 of the re-subdivision of Lots 99, 100 and 101 of Sugartree Phase III, of record in Book 4955, Page 37, as amended by instrument of record in Book 5091, Page 609, on the Plan of Sugartree Phase III of record in Book 4860, Page 117-121, Register's Office for Davidson County, Tennessee, to all of which specific reference is here made, and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.

Being part of the same property conveyed to James I. Vance Berry, Trustee, by deed from Woodmont Country Club of record in Book 4793, Page 185, Register's Office for Davidson County, Tennessee, Richard D. Bird, Trustee, having been appointed successor Trustee in the place and stead of James I. Vance Berry, Trustee, and having succeeded to all the rights and powers as Trustee, by an instrument of record in Book 5033, Page 190, said Register's Office.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688 and Book 5087, Page 220, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of record.

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This is unimproved (X) improved ( ) property, known as 100 Valley Forge, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gerald Averbuch and wife, Blossom Averbuch, their heirs and assigns, forever.

And I do covenant with the said Gerald Averbuch and wife, Blossom Averbuch, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by taxes for 1976, which have been pro-rated between the parties and to be paid by Grantor.

And I, Richard D. Bird, Trustee do further covenant and bind myself, my successors ~~Heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Gerald Averbuch and wife, Blossom Averbuch, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of November, 1976

Richard D. Bird, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Evelyn Phillips, a Notary Public in and for said County and State, the within named Richard D. Bird, Trustee

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, Tennessee, this 30th day of November, 19 76

Evelyn Phillips Notary Public.

Commission expires 2-25-80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, NOV30 CONV 41,249.70, a Notary Public of the State and County aforesaid, personally appeared NOV30 TAX B* 107.12, with whom I am personally acquainted, and who, upon oath, acknowledged NOV30 PR'FEE B* .50 self to be NOV30 W'DEED B* 4.00 * 111.62 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