FORM NO. WD-1

BOOK 5158 PAGE 84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

James Hale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1977

Notary Public

MY COMMISSION EXPIRES: Nov. 10, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hale (NAME)	Owner (NAME)	58-7-154
847 N. Springfield Hwy. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA-56606
Goodlettsville, Tn. 37072 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES HALE

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 Lot No. 79 on the Plan of Royal Hills, Section 3, of record in Book 4860, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete legal description.

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, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4950, page 530, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved (X) improved ( ) property, known as 592 Judd Drive, Nashville, TN
(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 1st day of June, 19 77

AVERBUCH-MORRIS

By: Sidney Averbuch
Sidney Averbuch, Partner

STATE OF TENNESSEE
Davidson County

BOOK 5158 PAGE 85

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 he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of June 19 77

Commission expires 4/7/80

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

TO JAMES HALE

E 08586

IDENTIF. REFERENCE

JUN 13 9 41 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN13F	CONV	*5,000.00			
JUN13F	S'TAX		B*	13.00	
JUN13F	PR'FEE		B*	.50	
JUN13F	W'DEED		B*	4.00	* 17.50