BOOK 5239 PAGE 793

77-12-30
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Robert T. Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF December 19 77

Notary Public

MY COMMISSION EXPIRES: 1-17-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 908 Fidelity Federal Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coleman Realty Company (NAME)	"Owner" (NAME)	133-22
3610 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	06DA 36894
Nashville, Tennessee 37211 (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, SIDNEY AVERBUCH and, M. C. MORRIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COLEMAN REALTY COMPANY

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. 3 on the Plan of the Resubdivision of Section 2, Hewlett Bend Subdivision as of record in Book 4675, Page 122,

BEGINNING at a point in the southeasterly terminus of Yelton Court at the northeast corner of Lot No. 2 on said Plan; thence around the ucrve of said Yelton Court to the left having a radius of 100.0 feet northeastwardly 157.08 feet to a point; thence continuing with said curve with a radius of 100.0 feet northwardly 104.72 feet to a point; thence continuing with the curve of said Yelton Court with a radius of 50.0 feet northwestwardly 78.54 feet to a concrete monument; thence leaving said Yelton Court North 5 degrees 12' 40" West 21.69 feet to a concrete monument in the southerly terminus of Yelton Drive and the south line of Leonard Heights, as of record in Book 2330, Page 15, Register's Office for Davidson County, Tennessee; thence with the line of same, South 87 degrees 42' East 564.82 feet to a concrete monument at the southeast corner of said Leonard Heights; thence North 3 degrees 23' East 247.2 feet to a concrete monument in the southerly line of Norma Heights, as of record in Book 1835, Page 36, said Register's Office; thence with the line of same South 87 degrees 14' East 410.2 feet to a concrete monument at the common south corner of Norma Heights (suprs) and Parma Heights, of record in Book 2133, Page 23, said Register's Office; thence South 86 degrees 17' East 982.9 feet to a concrete monument at the northeast corner of the subject tract and the northerly margin of the L & N Railroad property; thence with said line of said Railroad property and with the curve of same, having a radius of 2764.80 feet, southwestwardly 1478.34 feet to a concrete monument; thence South 3 degrees 12' East 25.0 feet to another concrete monument; thence South 87 degrees 42' West 87.6 feet to a concrete monument; thence South 88 degrees 36' West 472.0 feet to a point at the common south corner of Lots Nos. 2 and 3 on the subject plan; thence with the line between said Lots North 21 degrees 18' 30" West 120.37 feet to the point of the beginning. Continued on reverse side

unimproved (X) This is improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

14.42 acres, Nolensville Road, Nashville, 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 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 13th day of December, 19 77

Sidney Averbuch
SIDNEY AVERBUCH

M. C. Morris
M. C. MORRIS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sidney Averbuch and M. C. Morris

the bargainor S, 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 28th day of December, 19 77

Commission expires 11/7/79

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

JAN-4 78 CONV 30,000.00
JAN-4 78 CONV 30,000.00
JAN-4 78 S TAX * 286.00
JAN-4 78 PR FEE * .50
JAN-4 78 W'DEED * 4.00 * 290.50

FILE IN BOX 4

WARRANTY DEED

FROM
SIDNEY AVERBUCH and, M. C. MORRIS

TO
COLEMAN REALTY COMPANY

E 44547.

IDENTIF. REFERENCE

JAN 4 9 23 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

BEING part of the same property conveyed to Sidney Averbuch, a one-third interest, and M. C. Morris, a two-thirds interest, by deed from Mabel Clara Welsh, of record in Book 4247, Page 413, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.