79-10-1

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1206 10/26 357.50- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF October, 1979

Notary Public

MY COMMISSION EXPIRES: 11-2-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 1208 Fidelity Federal Building, Nashville, Tn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS: 23
C & R. Development Company (NAME)	"Owner" (NAME)	58-11 Par. ~~21~~, 86, 153 156 thru 165; 182 thru 186; 202, 203, 204; ~~Map 58-12 Par.~~ 33, 34 35; Map 58-15 Par. 19 ~~58-11-188 thru~~ 191
6411 Jocelyn Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205 (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, 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 C & R. DEVELOPMENT COMPANY, a partnership composed of Eugene Collins and Jerome Rosenblum

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:

Being Lots Nos. 12,15,16 and 205 on the Plan of Royal Hills, Section 1, as of record in Book 4675, page 73, Register's Office for said County, and Lots Nos. 78, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 107, 108, 109, 110, 111, 113, 114, 115, 116, 199, 200, 201, 202, 203 and 204 on the Plan of Royal Hills, Section 3, as of record in Book 4860, page 47, said Register's Office to which said plans reference is hereby made for a complete legal description of each lot.

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 certain easements and minimum building setback lines as shown on the above plans of record and restrictive covenants of record in Book4813, page 77, as amended in Book 4895, page 102,(Section 1) and Book 4950, page 530 (Section 3), said Register's Office and taxes for 1979 which have beeb pro-rated and assumed by the Grantees herein.

This is unimproved (XX) improved ( ) property, known as _____
(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 hands this 27th day of September, 19 79

SIDNEY AVERBUCH

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 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 27th day of September 1979

Commission expires 10-7-79

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

Full Bkf 4

WARRANTY DEED

FROM

AVERBUCH-MORRIS

TO

C & R DEVELOPMENT COMPANY

F. 5 9 7. 2 6
F 5 9 7 2 6

IDENTIF. REFERENCE

OCT 26 8 42 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			135000.00- CO	
			351.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	357.50-
			1200A10/26/79 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 9 7 2 6

IDENTIF. REFERENCE

OCT 26 8 42 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 721212