80-4-13

BOOK 5589 PAGE 738 FORM NO. WD-1

3008 04/11 19.50- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 1980.

Notary Public

MY COMMISSION EXPIRES: 4/27/1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1208 Fidelity Federal Building, Nashville, Tennessee 38219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C & R Development Company (NAME)	Owner (NAME)	58-11 192
6411 Jocelyn Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA 56624
Nashville, Tennessee 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 Lot 117, Royal Hills Subdivision, Section 3, of recordin Book 4860, page 47, Register's Office for Davidson County, Tennessee.

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 plan of record and restrictive covenants of record in Book 4950, page 530, (Section 3) said Register's OFfice, and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as Lot 117, Royal Hills Subdivision, Sec 3, Davidson County, Tennessee
(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 this 9th day of April, 1980

AVERBUCH-MORRIS, a Partnership

BY: Sidney Averbuch

Sidney Averbuch, Partner

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, a partner in Averbuch-Morris, a partnership

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 9th day of April 1980

Commission expires 4/27/80

M. L. Randall
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

WARRANTY DEED

FROM
Averbuch-Morris

TO
C & R Development Co.

F-84671

RUSH

IDENTIF. REFERENCE

APR 11 1 09 PM '80

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5589 PAGE 740

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
			5000.00- CO	
			13.00 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	19.50-
3056A04/11/80			BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-84S71-

REGISTER'S REFERENCE

APR 11 1 69 PM '80

REGISTER

DAVIDSON COUNTY, TENN.

No. 751938