2627 06/06 201.50- CHECK

BOOK 5609 PAGE 484 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 19 80

Notary Public

MY COMMISSION EXPIRES: 4-22-84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 Fidelity Federal Building, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C & R DEVELOPMENT COMPANY (NAME)	"OWNER" (NAME)	58-7-5;58-11 Pars 133,136,137,138,
6411 Jocelyn Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	58-7 Pars. 8,12, 14,15; 58-11 Pars.
NASHVILLE, TENNESSEE 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	193,194,195,196and 197

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. 57, 58, 61, 62, 63, 177, 181, 182, 183, 184, 185, 186, 187, 188and 189 on the Plan of Royal Hills Subdivision, Section 3, as of record in Book 4860, page 47, Register's Office for said County, to which said plan 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 easement and minimum building setback lines as appear on the plan of record and restrictive covenants of record in Book 4950, page 530, said Register's Office; and taxes for the year 1980 which have been prorated and assumed by the Grantees herein.

This is unimproved (X) 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 hand s this 5th day of June, 19 80

AVERBUCH-MORRIS, a Partnership

BY Sidney Averbuch

Sidney Averbuch, Partner

STATE OF TENNESSEE
Davidson County

BOOK 5609 PAGE 485

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, JR.

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 5th day of June, 19 80.

Commission expires 4-22-84

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, a Partnership

TO
C & R Development Company, a Partnership

F 9 2 2 2 0

IDENTIF. REFERENCE

JUN 5 1 19 PM '80

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

Fib Box 7

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5609 PAGE 486

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
			75000.00-	CO
			195.00	CO TX
			.50	PRFEE
			6.00	WDELD
			CHECK	201.50-
			8627A00/00/52 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 92220

IDENTIF. REFERENCE

JUN 5 1 19 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 759976