FORM NO. WD-1

4751 06/17 2:31 PM - CHECK

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 17th DAY OF June, 19 80

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C & R Development Company (NAME)	"Owner" (NAME)	58-15-192
6411 Jocelyn Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	58-11, Parcels 38,39,40,41,42, 45,84,83,82,81,86, 101, 102, and 145
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 Jerome Rosenblum and Eugene Collins,

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 Nos. 4, 35, 36,37, 38, 53, 54, 119, 120, 121, 122, 205, 220, and 221, on the Plan of Royal Hills, Section One, as of record in Book 4675, page 73, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

Lot No. 70 on the Plan of Royal Hills, Section 3 , as of record in Book 4860, page 47, said Register's Office, 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 deeds 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; and by deed from Construction Properties, Inc. of record in Book 5584, page 814, said Register' s Office.

This conveyance is subject to certain easements and minimum building setback lines as shown on the respective plans of record above set out, Restrictive covenants of record in Book 4813, page 77 as amended in Book 4835, page 102, (Section One) and Book 4950, page 530, (Section Two) and taxes for the year 1980 which have been prorated and assumed by the Grantees herein.

unimproved (XX)
This is 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 17th day of June, 19 80

AVERBUCH-MORRIS, a Partnership

By Sidney Averbuch
Sidney Averbuch, Partner

STATE OF TENNESSEE
Davidson County

BOOK 5613 PAGE 866

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 17th 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 3 8 5 4

RUSH

IDENTIF. REFERENCE

JUN 17 3 17 PM '80

FELIX Z. WILSON II 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 _____

FOR _____ BOOK 5613 PAGE 867

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	WDEED	
			CHECK	201.50-
4751	A06/17/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 93854

IDENTIF. REFERENCE T

JUN 17 3 17 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 763221