THIS INSTRUMENT PREPARED BY: CHRISTIAN A. HORSNELL
Barksdale, Whalley, Gilbert, Frank, Ludwick & Milom
Thirteenth Floor, Third National Bank Building, Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5623 PAGE 70

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Mark S. Averbuch St. Thomas Medical Building 4230 Harding Road Nashville, Tennessee 37205	Same	Map 116-8-F Parcel 132 7DA 74909

FOR AND IN CONSIDERATION of the sum of Thirty-Five Thousand and No/100 ($35,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Donald R. Chalus and wife, Sally E. Chalus have this day bargained and sold, and do hereby transfer and convey unto the said Mark S. Averbuch, his heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

A certain building site being Lot No. 132, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, Page 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, nonexclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to herein below.

Being the same property conveyed to Donald R. Chalus and wife, Sally E. Chalus by deed from Dorothy N. Dubuisson, unmarried, of record in Book 5571, Page 480, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, as supplemented and amended by instruments of record in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Book 5425, page 385 and Book 5514, page 138 said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of Record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Subscribed and sworn to before me, this, the 10th day of July, 1980.

Mark S. Averbuch
Affiant

My commission expires:
October 15, 1983

Notary Public

This is unimproved property, known as 132 Prospect Hill, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Mark S. Averbuch, his heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above and 1980 taxes, a lien, but not yet due.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Mark S. Averbuch, his heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 10th day of July, 1980.

Donald R. Chalus — DONALD R. CHALUS

Sally E. Chalus — SALLY E. CHALUS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Christian A. Horsnell, a Notary Public in and for said County and State, Donald R. Chalus and Sally E. Chalus, the within named 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 the 10th day of July, 1980.

C. Christian Horsnell
Notary Public

My Commission Expires:

October 15, 1983

NOTARY PUBLIC DAVIDSON COUNTY

RUSH

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IDENTIF. REFERENCE

JUL 10 3 05 PM '80
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

87/10 97.50 - F.9.7.0.4.0

BEEI

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5623 PAGE 72

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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
8881A07/10/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.9.7.0 4 0

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IDENTIF. REFERENCE

JUL 10 3 05 PM '80

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

No. 767196