X 692—Statutory Form CC. Bargain and Sale Deed.—
With Covenant against Grantor. Corporation. Photostat Recording.

262983

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
80 EXCHANGE PLACE AT BROADWAY, NEW YORK

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 1st day of May , nineteen hundred and Seventy-seven

BETWEEN OAK PARK GARDENS, INC., having offices at 41 State Street, Suite 608, Albany, N. Y. 12207

Map 107-13
Par 132 Ja

a corporation organized under the laws of the State of New York party of the first part, and

SIDNEY ALBERT, IRVING KIRSCH and MORRIS MASSRY, a partnership, doing business under the name of RUSTIC VILLAGE, having offices at 41 State Street, Suite 608, Albany, N. Y. 12207

party y of the second part,

WITNESSETH, that the party of the first part, in consideration of BOOK 6090 PAGE 441

ONE----------($1.00)---------- Dollars,

lawful money of the United States, and other good and valuable consideration

paid by the party of the second part does hereby grant and release unto the party y of the second part,

their heirs, distributees and assigns forever,

ALL two tracts of land in Davidson County, Tennessee as follows: TRACT NO. I: Land in the 2nd Civil District of Davidson County, Tennessee, described partly according to a survey made by T. R. Sanford, Surveyor, May 31, 1966, and described as follows: BEGINNING at a point in the easterly margin of a 25 foot easement for gravel drive between the properties owned by Marion Thurman and wife, and Roger C. Smith, said point is 175.87 feet south of the southerly margin of Thompson Place, formerly Honeysuckle Place, thence North 82° E 173 feet more or less to a point; thence south 11° 24' E 72.2 feet to a point; thence South 84° W 175 feet to a point in the easterly margin of said easement for gravel drive; thence North 0° 30' W along the easterly margin of said easement for gravel drive, 65 feet to the point of beginning. BEING the same property conveyed to Marion Thurman and wife, Eva M. Thurman, by deed from Roger C. Smith, of record in Book 4151, page 171, Register's Office for Davidson County, Tennessee. Conveyance of this tract is subject to a deed of trust to Charles Nelson, Trustee, of record in Book 4155, page 266, RODC, Tenn.

TRACT NO. II: A certain tract or parcel of land lying and being in the Second, formerly the Third Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, January 4, 1960, as follows: BEGINNING on the southerly margin of Honeysuckle Lane in the westerly line of 16.81 acres conveyed to M. E. Eubank, by deed from Joseph R. West, Clerk and Master, of record in book 851, page 284, Register's Office for said County, thence with said lane, north 81° east 349 feet to an iron pin; thence south 9° 30' east 240 feet to an iron pin; thence north 84° east 125 feet to an iron pin; thence south 6° east 144.5 feet; thence south 89° 30' west 32 feet to a post; thence south 57° 15' west 165 feet to a post; thence north 23° 02' west 291 feet to a post; thence north 47° 35' west with a fence 246.3 feet to the beginning. BEING the same property conveyed to Marion Thurman and wife, Eva M. Thurman, by deed from Ralph Stevens and David Faircloth, of record in Book 4116, page 237, R.O.D.C., Tennessee. CONVEYANCE of this tract is subject to a deed of trust to James B. Turner, Trustee, of record in Book 4102, page 730, R.O.D.C., Tennessee.

The above two parcels are the same premises conveyed by I. R. Schulman, Trustee, to Oak Park Gardens, Inc., by deed dated August 8, 1969, and recorded in Book 4358 of Deeds at Page 223.

The above premises are known as LaVista Villa Apartments, Nashville, Tennessee.

Prepared by:
Albert & Kirsh, Attys.
41 State Street
Albany, New York

BUYER'S
Send tax bills:
Rustic Village
41 State Street
Albany, New York

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

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TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, their heirs, distributees and assigns forever.

AND the party of the first part covenants that it has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

The grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer the day and year first above written.

In presence of:

OAK PARK GARDENS, INC.

By Irving Kirsch
Irving Kirsch, President

STATE OF NEW YORK **COUNTY OF** ALBANY ss.:

On the 1st day of May 19 77 before me came Irving Kirsch to me known, who, being by me duly sworn, did depose and say that he resides in 104 Brookline Ave., Albany, N. Y. that he is the President of OAK PARK GARDENS, INC. the corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation; and that he signed h is name thereto by like order.

Paul G. Taber

PAUL G. TABER
Notary Public, State of New York
Residing in Albany County
Reg. No. 01-9276020
Commission Expires March 30, 19

OAK PARK GARDENS, INC.

to

IRVING KIRSCH, SIDNEY ALBERT, and MORRIS MASSRY, d/b/a RUSTIC VILLAGE, a partnership.

Deed

Dated, May 1, , 19 77

The land affected by the within instrument lies in

Record and return to

ALBERT, KIRSCH & MASSRY
Executive Park North
Stuyvesant Plaza
Albany, N.Y. 12203

Reserve this space for use of Recording Office.

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STATE OF NEW YORK)
) ss.:
COUNTY OF ALBANY)

Irving Kirsch, being President of Oak Park Gardens, Inc., being duly sworn, deposes and says that in connection with the conveyance from Oak Park Gardens, Inc. to Sidney Albert, Irving Kirsch and Morris Massry, a partnership, doing business under the name of Rustic Village, upon information and belief, the actual consideration for this transfer or value of property (which ever was greater) was, as of May 1, 1977, $600,000.00 and this was equal to or greater than the fair market value of the property at a voluntary sale.

Irving Kirsch, President

Sworn to and subscribed before
me this 30th day of June 1983.
My commission expires

HAROLD C. HANSON
Notary Public, State of New York
Residing in Albany County
My Commission Expires March 30, 1984

RUSH

IDENTIF. REFERENCE

JUL 7 11 15 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 5 8 7 3 5

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6030 PAGE 444

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
			600000.00- CO	
			1560.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 1569.50-	
9913A07/07/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 8 7 3 5

IDENTIF. REFERENCE

Jul 7 11 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 961707