FILED 4

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

Mrs. Willie B. Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 1984

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

BOOK 6354 PAGE 63

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys Suite 500 One Church St. Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl E. Bryant (NAME)	OWNER (NAME)	58-11-71
3808 Lunn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA-56331
Nashville, Tennessee 37211 (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 Carl E. Bryant and wife, Willie B. Bryant

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:

Land in Davidson County, Tennessee being Lot No. 132 on the Plan of Royal Hills, Section 1, of record in Book 4675, page 73, Register's Office for said County.

Said Lot No. 132 fronts 72.33 feet on the northwesterly margin of Phipps Drive and extends back 209.00 feet on the northeasterly line and 122.24 feet on the southwesterly line to the rear line of Lot No. 134, measuring 122.41 feet thereon.

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, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4813, page 77 and Book 4895, page 102 Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 504 Phipps Drive, Nashville, TN
(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 my hand this 6th day of August, 1984

Averbuch-Morris, a partnership

By: Sidney Averbuch
Sidney Averbuch, a partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, of the State and County aforesaid, personally appeared Sidney Averbuch, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Averbuch-Morris, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal this 6th day of August, 1984.

My Commission Expires: 2/19/88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM Averbuch-Morris, a partnership

TO Carl E. Bryant and wife, Willie B. Bryant

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIF. REFERENCE

AUG 6 2 55 PM '84

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

9 ... 06/06 23.00- CHECK

I 4 1 2 6 8

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6354 PAGE 65

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CG TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TO -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			7500.00-	CAMT.
			19.50	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 26.00-
			0009A08/06/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 1 2 6 8

IDENTIF. REFERENCE

AUG 8 2 55 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0058872