THIS INSTRUMENT PREPARED BY:
Foley & Weiss, Attorneys
Suite 500 One Church Street Bldg.
Nashville, TN 37201

MAP-PARCEL NOS. 58-11 Par. 72 & 80

BOOK 6456 PAGE 856

FROM:

AVERBUCH-MORRIS, a Partnership

TO:

JOSEPH F. BOND and wife,
Elaine Bond

FROM:

JOSEPH F. BOND and wife,
ELAINE BOND

TO:

AVERBUCH-MORRIS, a Partnership

INSTRUMENT OF CLARIFICATION

DEED OF EXCHANGE

This instrument made and entered into this the 13th day of December, 1984, by and between Averbuch-Morris, a Partnership, Party of the First Part; and Joseph E. Bond and wife, Elaine Bond, Parties of the Second Part, all of Davidson County, Tennessee,

WITNESSETH:

WHEREAS, the Party of the First Part is the Owner of certain tracts or parcels of land located in Nashville, Davidson County, Tennessee, known as Royal Hills, Section 1, as of record in Book 4675, page 73, Register's Office for said County and State, and

WHEREAS, by deed of record in Book 6382, page 531, said Register's Office, the Parties of the Second Part was conveyed Lot No. 131 on said plan to which said deed reference is hereby made; and

WHEREAS, the Parties of the Second Part desire to deed back to the Party of the First Part the lot conveyed to them in said deed and to have the said Party of the First Part substitute therefore another lot not heretofore conveyed without any monetary consideration passing between the said parties; and

WHEREAS, the Party of the First Part, in accommodation to the Parties of the Second Part and in consideration of the Parties of the Second Part deeding back to the said Party of the First Part the lot hereinafter set forth, the Party of the First Part has bargained and sold, and by these presents does transfer and convey unto the Parties of the Second Part, their heirs and/or assigns, the following described real estate in Davidson County, Tennessee, to-wit:

Being Lot 123 on the Plan of Royal Hills, Section I, as of record in Book 4675, page 73, Register's Office for said County, to which said plan reference is hereby 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 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.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenance, estate, title and interest thereto belonging to the said Parties of the Second Part, their successors and assigns forever.

And now to further carry out the intentions of the parties hereto and for the consideration of the Party of the First Part having conveyed to the Parties of the Second Part the land above described, the Parties of the Second Part have this date bargained and sold, and by these presents do transfer and convey unto the Party of the First Part, its successors and/or assigns, the following described real estate in Davidson County, Tennessee, to-wit:

8174 12/26 5.00- CHECK

I.7.2.3.8.7.

IDENTIF. REFERENCE

DEC 28 10 27 AM '84

FELIX E. NIXON JR REGISTER
DAVIDSON COUNTY, TN

Being Lot No. 131 on the Plan of Royal Hills, Section 1, as of record in Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Joseph F. Bond and wife, Elaine Bond, by deed from Averbuch-Morris, a Partnership, of record in Book 6382, page 531, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estates title and interest thereto belonging to the Party of the First Part, its successors and/or assigns forever.

IN TESTIMONY WHEREOF, the Parties hereto have caused their respective names to be affixed hereto by their duly authorized representatives, the day and date first above written.

AVERBUCH-MORRIS, a Partnership

BY _____
Sidney Averbuch, Partner

_____
Joseph F. Bond

_____
Elaine Bond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 13th day of December, 1984.

My Commission Expires: 2/19/88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph F. Bond and wife, Elaine Bond, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 1984.

My Commission Expires: 4/17/88

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this the 13th day of December, 1984.

My Commission Expires: 4/17/88

_____
Notary Public