FILE IN BOX #4
FORM NO. WD-1
#84-12-40

BOOK 6465 PAGE 401

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Sidney Averbuch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF DECEMBER, 19 84.

Notary Public

MY COMMISSION EXPIRES: 2-17-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH F. BOND	"OWNERS"	MAP 58-11
(NAME)	(NAME)	
3BB Lunn Ave		PARCEL 22
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37210		#13DA-56558
(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,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH F. BOND and wife, ELAINE BOND,

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. 15 on the Plan of Royal Hills, Section I, 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.

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, said Register's Office; 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.

1:7:4 1:3:7
T
IDENTIF. REFERENCE
JAN 2 2 01 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
RUSH

CHECK
01/02/85.00-

This is unimproved (XX) improved ( ) property, known as (Lot No. 15) LUNN COURT, NASHVILLE, TENNESSEE
(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 27th day of December, 1984

AVERBUCH-MORRIS

BY: Sidney Averbuch
SIDNEY AVERBUCH, Partner

409.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____ Notary Public

Commission Expires_____

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
JOSEPH F. BOND, ETUX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Before me, the undersigned, of the State and County aforesaid, personally appeared SIDNEY AVERBUCH, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his 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 a Partner.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 27th day of December, 1984.

My Commission Expires: 2/19/88

Notary Public

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6465 PAGE 403

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

7500.00- CAMT.
19.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 26.00-
0409A01 02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:7:4 1:3:7:

IDENTIF. REFERENCE

JAN 2 2 01 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98119