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FILE IN BOX #4

FORM NO. WD-1
#86-1-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Joseph F. Bond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 19 86.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH F. BOND (NAME)	"OWNERS" (NAME)	58-11-77 13DA-56337
3800 Lunn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	58-11-76 13DA-56336
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	58-11-75 13DA-56335
		58-11-74 13DA-56334
		58-11-73 13DA-56333
		58-11-103 13DA-56517
		58-11-201 13DA-56714
		58-12-28 13DA-56715

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 Lots Nos. 126, 127, 128, 129, 130, and 222 on the Plan of Royal Hills Subdivision, Section 1, of record in Book 4675, Page 73, said Register's Office, and Lots Nos. 193 and 194 on the Plan of Royal Hills Subdivision, Section 3, of record in Book 4860, Page 47, Register's Office for said County, to which said Plan reference is hereby made for a more complete legal description of each lot.

BEING part of the same property conveyed to Averbuch-Morris, a Partnership, by Deed from Effie K. Walton, of record in Book 4234, Page 995, said Register's Office, 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.

This is unimproved (XX) improved ( ) property, known as Lots 126, 127, 128, 129, 130, and 222, Royal Hills, Section 1 Lots 193 and 194, Royal Hills, Section 3, 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 2nd day of January, 1986

AVERBUCH-MORRIS, A Partnership
BY: Sidney Averbuch
Sidney Averbuch, Partner

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___.

Commission Expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for 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 oath, acknowledged himself to be the _____ Partner of the AVERBUCH-MORRIS, a ~~xxxxxxxxxx~~ partnership and that he as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~xxxxxxxxxx~~ partnership by himself as Partner.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of January, 19 86.

_____ Notary Public

Commission Expires 2/19/88

65654

IDENTIFICATION REFERENCE

JAN 2 12 10 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

AVERBUCH-MORRIS, a Partnership

TO

JOSEPH F. BOND and wife,

ELAINE BOND

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

6000.00- CAPIT.
156.00 CSTAX
.50 PREC
6.00 MORTD
CHECK 168.50-
2054A01/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65654

IDENTIFT REFERENCE

JAN 2 12 10 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 206906