2576

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mueller Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6093 PAGE 405
RE-RECORD
BOOK 6853 PAGE 411

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr./Mrs. Edward E. Gale (NAME)	New Owner (NAME)	117-13A
3909 Vailwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	135
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 7DA-76113

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, MARK S. AVERBUCH a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD E. GALE and wife CHARLENE GALE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 7-A, located on Lot 7, on the Plan of Pointset, Condominium, as of record in Plat Book 5050, page 65, Register's Office for said County,* ~~to which plan reference is made for a more complete description~~.

Being the same property conveyed to Mark S. Averbuch, unmarried, by deed from Creason Clayton Construction Company, Inc. of record in Book 5298, page 162, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); (2) Master Deed of record in Book 5289, page 5; (3) Easement in Book 5143, page 132; and (4) All matters appearing on the Plan of record in Plat Book 5050, page 65, said Register's Office.

Shelley Snider Averbuch, wife of Mark S. Averbuch, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which she may have in the subject property.

*and said Unit 7-A being depicted on Exhibit "B" to the Master Deed and By-Laws of Pointset Lots Nos. 7 and 8 of record in Book 5289, page 5, Register's Office for Davidson County, Tennessee, together with an appurtenant interest in the common and limited common elements as set forth in said Master Deed.

IDENTIFICATION REFERENCE
FILED FOR RECORD
JUL 19 9 54 AM '83
FELIX A. LEWIS, REGISTER
DAVIDSON COUNTY, TN

THIS WARRANTY DEED IS BEING RE-RECORDED FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION OF PROPERTY.

IDENTIFICATION REFERENCE
FILED FOR RECORD
MAY 21 9 47 AM '86
FELIX A. LEWIS, REGISTER
DAVIDSON COUNTY, TN

RE-RECORD
0 2 8 9 2

unimproved ( )
This is improved (XX) property, known as 3909 Vailwood Drive Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of July, 19 83.

Mark S. Averbuch
MARK S. AVERBUCH

Shelley Snider Averbuch
SHELLEY SNIDER AVERBUCH

#4686 File Box 38

RE-RECORD

BOOK 6863 PAGE 412 BOOK 6093 PAGE 408

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 MARK S. AVERBUCH and wife SHELLEY SNIDER AVERBUCH the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 6th day of July, 19 83.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that as such being authorized so to do executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such.

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 19 83.

MY COMMISSION EXPIRES: 1-20-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MARK S. AVERBUCH and wife,

TO

SHELLEY SNIDER AVERBUCH

EDWARD E. GALE and wife,

CHARLENE GALE

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38