9470 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8128 PAGE 197

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
DAVID B. ABERCROMBIE (NAME)	New Owner (NAME)	Map 58-12
2550 Edge-O-Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 30
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 13DA-56717

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, 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 DAVID B. ABERCROMBIE

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 Lot No. 196 on the Plan of Section 3 Royal Hills, as of record in Plat Book 4860, page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Averbuch-Morris, a partnership composed of Sidney Averbuch and M. C. Morris, by Installment Deed from Effie K. Walton of record in Book 4234, Page 995 and by Installment Deed from Earl Bolling and wife, Helen Jean Bolling, of record in Book 4267, page 400, Register's Office for Davidson County, Tennessee. The said M. C. Morris having since died, leaving Sidney Averbuch as the sole remaining partner of Averbuch-Morris.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4950, page 530; and (3) All matters appearing on the Plan of record in Plat Book 4860, page 47, said Register's Office.

32809

IDENTIFICATION REFERENCE

JUN 11 8 24 AM '90

DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 686 Putnam Drive, Nashville, Tennessee 37218

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 4th day of June, 1990

AVERBUCH-MORRIS
By: Sidney Averbuch
Sidney Averbuch, Sole Remaining Partner, the said M. C. Morris having since died.

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STATE OF TENNESSEE
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SIDNEY AVERBUCH

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Remaining Partner of AVERBUCH-MORRIS the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 4th day of June, 1990.

My commission expires 3/27/93 Notary Public Kathleen Ott Hershey

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

David B. Abercrombie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 19 90.

MY COMMISSION EXPIRES: 3/27/93 Kathleen Ott Hershey
(AFFIX SEAL) Notary Public

NOTARY PUBLIC

WARRANTY DEED

FROM AVERBUCH-MORRIS

TO DAVID B. ABERCROMBIE

90/71 01:01 03CHECK 23.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

: OX

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

RECEIVED OF _____

FOR _____

BOOK 8128 PAGE 199

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
				CAMT 5000.00
				CON TX 16.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 23.50
				CHECK 23.50
			06/11/90 01	08:24 0001 9071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.2809

IDENTIFICATION REFERENCE

JUN 11 8 24 AM '90

DAVIDSON COUNTY, TN

No. 326740