Davidson County DEEDWARR
Recvd: 08/04/03 15:23 2pgs
Fees:13.00 Taxes:2960.00

20030804-0110292

THIS INSTRUMENT PREPARED BY: **Allen D. Lentz** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $800,000.00. _____ **Affiant** Subscribed and sworn to before me, this 28th day of July, 2003. _____ Notary Public My Commission Expires: 5/30/07

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Raymond and Nancy Jacobs 6210 Hickory Valley Road Nashville, TN 37205	Same	115-04-057 8DZ 52090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK AVERBUCH**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RAYMOND JACOBS AND WIFE, NANCY JACOBS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being lot No. 203 on the Plan of Hillwood Estates, Section 9, Part 1 as of record in book 2331, page 27, Register's Office for said County, described as follows:
>
> Beginning on the southwesterly margin of Darden Place at the corner of lots Nos. 202 and 203; thence with the line between said two lots southwestwardly 242.54 feet; thence south 51° 21' east 290.25 feet to the northwesterly margin of Hickory Valley Road; thence with same northeastwardly 212.05 feet to the beginning of a curve; thence around said curve with a radius of 25 feet

northwestwardly 39.27 feet to the southwesterly margin of Darden Place; thence with same northwestwardly 265 feet to the beginning.

Being the same property conveyed unto Mark Averbuch by deed from Kent Harrell, Trustee of the Grossman Qualified Personal Residence Trust dated September 16, 1994 of record and instrument number 20010905-0096006, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

The real property described herein is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2331, page 27, Register's Office for said County.

This is improved property known as 6210 Hickory Valley Road, Nashville, Tennessee.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my successors and assigns, 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.

WITNESS my hand this 28th day of July, 2003.

Mark Averbuch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK AVERBUCH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2003.

Regina R. Crabb
Notary Public

REGINA R. CRABB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-30-07