Davidson County DEEDWARR
Recvd: 07/20/04 14:39 2pgs
Fees:13.00 Taxes:1575.57
20040720-0086631

WARRANTY DEED

Return to:
File Box 9-B
First Title & Escrow Co.
#23079

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,830.00

Affiant

Subscribed and sworn to me on July 16, 2004.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20215SP

SEPT. 25, 2004

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Samuel J. Averbuch Jessica M. Averbuch 117 Hardingwoods Place Nashville, TN 37205	SAME Union Planters Bank 1900 Charles Bryan Rd. Cordova, TN 38016	129-04-014

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark S. Henderson and wife, Cynthia C. Henderson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Samuel J. Averbuch and wife, Jessica M. Averbuch, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Harding Woods Subdivision, as of record in Plat Book 2900, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Mark S. Henderson and wife, Cynthia C. Henderson, by Warranty Deed from John R. Robinson and wife, Terrie E. Robinson, of record as Instrument No. 20020226-0024523, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Plat Book 2900, page 115, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 117 Hardingwoods Place, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs 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. 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 our hands on July 16, 2004.

Mark S. Henderson

Cynthia C. Henderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 16, 2004, before me, the undersigned, personally appeared Mark S. Henderson and wife, Cynthia C. Henderson to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 16, 2004.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

My Commission Expires: _____