BOOK 4788 PAGE 980 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Roy W Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF February, 19 74

Notary Public

MY COMMISSION EXPIRES: 1-27-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Peggy Akin, 905 Gallatin Road, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ward A. Ford and wife, Daisie L. Ford (NAME)	1st & Mid-South Mortgage Co. (NAME)	44-15-379
1200 Clarke Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

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, Roy W. Smith and wife, Aline Lee Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ward A. Ford and wife, Daisie L. Ford

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 Lot No. 95 of Section "B" on the Plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, Said Lot No. 95 fronts 122.7 feet on the westerly side of Clarke Street and extends back between parallel lines 88.6 feet to a dead line.

Being the same property conveyed to Roy W. Smith and wife, Aline Lee Smith, by deed from W. K. Willoughby and wife, Beverly D . Willoughby, of record in Book 4352, page 210, Registers Office for Davidson County, Tennessee.

It is agreed and understood that the above named grantees assume and agree to pay the remaining unpaid balance of a first mortgage of record in Book 4318, page 261 said Register's Office.

This is unimproved ( ) improved (X) property, known as 1200 Clarke Street, Old Hickory, Tennessee 37138
(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 our hands this 14th day of February, 19 74

Roy W Smith
Roy W. Smith

Aline Lee Smith
Aline Lee Smith

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Alfred Baker, a Notary Public in and for said County and State, the within named Roy W. Smith and wife, Aline Lee Smith

the bargainor, 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 Madison, Tennessee, this 14th day of February 19 74.

My commission expires 2-9-77

Mrs Alfred Baker
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Mail to: J.R. Coarsey REalty Co.
905 Gallatin Road, Madison, Tenn
37115

WARRANTY DEED

FROM

ROY W. SMITH AND WIFE,

ALINE LEE SMITH

TO

WARD A. FORD AND WIFE,

DAISIE L. FORD

C 42306

IDENTIF. REFERENCE

FEB 19 8 44 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 19 74	CONV	20,000.00			
FEB 19 74 S'TAX			A*	52.00	
FEB 19 74 PR'FEE			A*	.50	
FEB 19 74	W'DEED		A*	4.00	* 56.50