Mail deed prepared by
Calvin A Buchman

WARRANTY DEED

BOOK 4791 PAGE 418

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Geary Smith, et ux (NAME)	Security Federal Savings and Loan (NAME)	W9-44965
106 Rural Avenue (STREET ADDRESS OR ROUTE NUMBER)	Fifth and Union Streets (STREET ADDRESS)	
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and 0/100----------
----------($10.00)---------- Dollars,

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and for further consideration the grantees hereinafter named assume and agree to pay the balance of a note secured by a trust deed of record in book 4531, page 595, payable to Security Federal Savings and Loan Association of Nashville, Tennessee, (identified as loan # 3719-2), we

Calvin A. Buchman and wife, Libby S. Buchman

have this day bargained and sold, and do hereby transfer and convey unto the said Geary Smith and wife, Ann Smith

Their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 33 on the plan of Richland Neadows, Section IV, as of record in book 2330, page 95, Register's Office for said County, and being described as follows:
Beginning at a point in the north margin of Rural Avenue turnaround westerly 28.8 feet to a monument; thence continuing with a slight curve with a radius of 25 feet westerly 25.1 feet to a monument; continuing with Rural Avenue in a northwesterly direction with a curve with a radius of 102.4 feet, 139.7 feet to a monument at the southwest corner of lot No. 34; thence with the line between lots Nos. 34 and 33, east 144 feet to the corner of lots Nos. 32 and 33; thence with the line between said lots, southerly 85.6 feet to the point of beginning.
Said property was devised to Libby Spitz, by will of Sadye Spitz Wetter, of record in Will Book 91, page 475, Probate Court for said County. Libby Spitz and Libby Spitz Buchman being one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,636.85

Subscribed and sworn to before me, this the 6th day of November, 1973

My commission expires 11-30-76 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 106 Rural Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Geary Smith and wife, Ann Smith their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Geary Smith and wife, Ann Smith, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 6th day of November, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Calvin A. Buchman

Libby S. Buchman

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles Swift, a Notary Public in and for said County and State, Calvin A. Buchman and wife, Libby S. Buchman

the within named 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, Tennessee, this 6th day of November, 19 73.

Charles Swift
Notary Public

Commission expires 11-30-76

CHARLES SWIFT NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... 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 ..... he as such ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

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

..... Notary Public

Commission expires .....

FEB26 CONV 15,636.85
FEB26 STAX A* 40.56
FEB26 PRFEE A* .50
FEB26 MTGDEED A* 4.00 * 45.06

WARRANTY DEED

FROM

TO

643425

IDENTIF. REFERENCE

FEB 26 1 21 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE