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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,949.27

Philip G. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 1974

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTYS., P. O. Box 15803, Nashville, Tennessee 37215
from information furnished by the parties
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip G. Smith (NAME)	Thomas & Hill, Inc. (NAME)	5D 52854
4945 Cimarron Way (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	Map 162 3
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Charleston, West Virginia 25327 (CITY) (STATE) (ZIP)	Par 14

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, KENNETH L. ROADRUCK and wife, KATHLEEN ROADRUCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP G. SMITH and wife, MARY L. SMITH

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:

BEING Lot No. 141 on the Plan of Apache Hills Subdivision, Section 3, of record in Book 4175, page 9, Register's Office, Davidson County, Tennessee.

SAID Lot No. 141 fronts 80 feet on the westerly margin of Cimarron Way, and runs back 150.2 feet on the south sideline, and 147.4 feet on the north sideline, and measures 80.5 feet across the rear lot line.

BEING the same property conveyed to Kenneth L. Roadruck and wife, Kathleen Roadruck by deed from John F. Whittaker Jr., and wife, Lynetta W. Whitaker, of record in Book 4710, page 282 said Register's Office.

This conveyance is subject to restrictions of record in Book 4225, page 657, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Thomas & Hill, Inc. of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforsaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 4945 Cimarron Way, Antioch, Tennessee 37013
(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 hand s this 19th day of April, 1974

Kenneth L. Roadruck
Kenneth L. Roadruck

Kathleen Roadruck
Kathleen Roadruck

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENNETH L. ROADRUCK and wife, KATHLEEN ROADRUCK

the 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 19th day of April 19 74

Commission expires 2-5-77

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

WARRANTY DEED

FROM

KENNETH L. ROADRUCK and wife,

KATHLEEN ROADRUCK

TO

PHILIP G. SMITH and wife,

MARY L. SMITH

C 50994

IDENTIF. REFERENCE

APR 22 3 42 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR22'74	CONV	25,949.27			
APR22'74 S'TAX			A*	67.34	
APR22'74 PR'FEE			A*	.50	
APR22'74	W'DEED		A*	4.00	* 71.84

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
P. O. BOX 15803
NASHVILLE, TENNESSEE 37215