BOOK 4893 PAGE 939

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,112.36.

Katherine Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF March, 1975.

Notary Public

MY COMMISSION EXPIRES: November 8, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHNNIE E. SMITH, etux (NAME)	J. I. KISLAK MORTGAGE CORPORATION (NAME)	#11-62915
3209 Torbett Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	MAP 92-9
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	PARCEL 78

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, WAYNE TAYLOR and wife, EMMA TAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNNIE E. SMITH and wife, RITA A. 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:

LAND in Davidson County, Tennessee, being Lot No. 33 in George E. Jackson's Subdivision of the Marable 10 acre Tract, as of record in Book 161, page 86, Register's Office for Davidson County, Tennessee.

SAID Lot No. 33 fronts 39 feet on the south side of Torbett Avenue and runs back between parallel lines 115 feet to an alley.

BEING the same property conveyed to Wayne Taylor and wife, Emma Taylor, by deed from Jack Andrews and wife, Thelma Andrews, as of record in Book 4794, page 541, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and right-of-ways for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to J. I. Kislak Mortgage Corporation in the original principal amount of $13,150.00, as of record in Book 4794, page 543, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as 3209 Torbett Avenue, Nashville, Tennessee 37209
(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 5th day of March, 1975

Wayne Taylor

Emma Taylor

BOOK 4893 PAGE 940

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne Taylor and wife, Emma Taylor,

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 5th day of March, 1975

Commission expires November 8, 1975

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 (their several oaths) (his oath) (himself) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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

File in Box #4

WARRANTY DEED

FROM
WAYNE TAYLOR, etux

TO
JOHNNIE E. SMITH, etux

C 89678

IDENTIF. REFERENCE

MAR 5 1 54 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-5	CONV	14,112.36			
MAR-5	STAX		A*	36.66	
MAR-5	PRFEE		A*	.50	
MAR-5	WDEED		A*	4.00	* 41.16

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.