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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James H. Fandrich	Dobson & Johnson, Inc.	
(NAME)	(NAME)	
648 Monte Carlo Dr.	311 Plus Park Blvd.	173-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	52 Pat
Antioch, Tennessee 37013	Nashville, Tennessee 37217	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ------$10.00---------- ----------TEN AND NO/100---------- DOLLARS

Cash paid by James H. Fandrich and wife, Lisbeth A. Fandrich and other good and valuable considerations, the receipt of which is hereby acknowledged,

Smithson Construction Company, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said James H. Fandrich and wife, Lisbeth A. Fandrich

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 366 on the Plat of Monte Carlo Estates, Section 1, of record in Book 4675, page 58, Register's Office for said County, to which Plat reference is hereby made for a more detailed description.

Being part of the property conveyed to Smithson Construction Co., Inc.by deed from George W. Jones Jr. and wife, Margeret E. Jones of record in Book 4821, page 330, Register's Office for said County.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document when received.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

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.

Whenever 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 8th day of May, 19 75.

SMITHSON CONSTRUCTION CO., INC.
BY: Carl W. Smithson, President

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Barbara Ferguson, a Notary Public of the State and County aforesaid, personally appeared Carl W. Smithson and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President and _____ respectively of the Smithson Construction Co., Inc., the within named bargainor, a corporation, and that he as such President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Carl W. Smithson as such President and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of May, 19 75.

Barbara Ferguson Notary Public

Commission expires 10/4/78

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 37,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X James H. Fandrich

Sworn to and subscribed before me this 8th day of May, 19 75.

My commission expires 10/4/78 Notary Public Barbara Ferguson

STATE OF TENNESSEE BARGAIN AND SALE DAVIDSON COUNTY

This instrument was prepared by:
Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville, Tennessee 37217

Name			Address		
MAY15 75	CONV	37,500.00			
MAY15 75	S'TAX		A*	97.50	
MAY15 75	PR'FEE		A*	.50	
MAY15 75	W'DEED		A*	4.00	* 102.00

WARRANTY DEED

FROM SMITHSON CONSTRUCTION CO., INC.

TO JAMES H. FANDRICH, ETUX

RETURN TO:
Dobson & Johnson, Inc.
311 Plus Prk Blvd.
Nashville, Tennessee 37217

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

C 98448

T

NOTIF. REFERENCE

MAY 15 12 51 PM '75

RECEIVED, RECORDED AND TENDERED TO REGISTER
DAVIDSON COUNTY, TENN.