BOOK 4945 PAGE 846

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,950.

W. K. Georgas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 75

W. K. Georgas
Notary Public

MY COMMISSION EXPIRES: 5-13-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. K. Georgas, Jr., 1100 Kermit Drive, Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Smithson et ux (NAME)	Mortgage Associates, Inc. (NAME)	15D 19890
1235 Sunnymeade Ave. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr., N. E. Su. 300 (STREET ADDRESS)	Map 61-16
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par 263

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 Joseph P. Arbuckle and wife, Therese May Arbuckle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Smithson and wife, Linda Smithson

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. 68, Block "D" on the Plan of the Re-subdivision of Sunnymeade, Unit No. 1, Sub-division of Sunnymeade, Unit No. 2, of record in Plan Book 974, Pages 56 & 57, Register's Office for Davidson County, Tennessee.

SAID Lot No. 68 fronts 50 feet on the northeasterly margin of Sunnymeade Avenue and extends back between parallel lines 140 feet to a dead line in the rear.

BEING the same property conveyed to the within named Grantors by deed of record in Book 4923, Page 945, RODC.

HOWEVER, this conveyance is subject to the grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the approximate unpaid balance of $16,450.00 payable to Mortgage Associates, Inc., A Georgia Corporation, in accordance with the terms and conditions stated therein. Said Note is secured by a Deed of Trust of record in Book 4923, Page 947, RODC.

THE Grantor hereby transfers and conveys all right, title, and interest in the existing hazard insurance policy and escrow account to the Grantee herewith.

This is unimproved ( ) improved (x) property, known as 1235 Sunnymeade Avenue, Nashville, Tennessee 37216
(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 26th day of August, 19 75

Joseph P. Arbuckle

Therese May Arbuckle

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph P. Arbuckle and wife, Therese May Arbuckle

the bargainors, 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 26th day of August 19 75

Commission expires 5-13-79

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

D13106

D13106

IDENTIFICATION REFERENCE

AUG 28 9 41 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JOSEPH P. ARBUCKLE et ux

TO
Phillip Smithson et ux

REGISTER:
Please return recorded instrument to....
First Realty Group, Inc.
1100 Kermit Dr., Su. 109
P. O. Box 17186
Nashville, Tn. 37217

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 28 75 CONV 18,950.00
AUG 28 75 S'TAX A* 49.14
AUG 28 75 PR'FEE A* .50
AUG 28 75 R'CRD'D A* 4.00 * 53.64