BOOK 4959 PAGE 818

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
J. Kevin Riordan, et ux	Home Federal Savings & Loan Assn.	
(NAME)	(NAME)	162-10
648 Benzing Road	230 Fourth Avenue, North	
(STREET ADDRESS OR ROUTE NUMBER)	NASHVILLE, TENNESSEE 37219	13
Antioch, Tn. 37013		
(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 J. Kevin Riordan and wife, Judy G. Riordan, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of the unpaid balance of a note in the original amount of $31,600.00, secured by a deed of trust dated July 24, 1973, and recorded in Book 4731, page 150, Register's Office for Davidson County, Tennessee.

We, Anderson R. Smith, Jr. and wife, Jane D. Smith,
have bargained and sold, and by these presents do transfer and convey unto the said
J. Kevin Riordan and wife, Judy G. Riordan,

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. 13 on the Plan of Brookview Estates, Section I, as of record in Book 4460, page 103, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Anderson R. Smith, Jr. and wife, Jane D. Smith, by deed from J. David Bynum and wife, Jo Ann Bynum, of record in Book 4754, page 998, said Register's Office.

unimproved ( )
This is improved (X) property, known as 648 Benzing Road
(House Number) (Street)
Antioch, Tn. 37013
(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 23 day of Sept., 1975.

X Anderson R. Smith, Jr. X Jane D. Smith
Anderson R. Smith, Jr. Jane D. Smith

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF PINELLAS

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anderson R. Smith, Jr. and wife, Jane D. Smith,

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 Clearwater, Fla, this 23rd day of September, 1975.

My commission expires 4-28-78 Notary Public Barbara Ferguson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ 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 _____ as such _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 38,052.13
This is equal to or greater than the property would bring at a fair and voluntary sale.

Barbara Ferguson

Sworn to and subscribed before me
this 6th day of OCTOBER, 19 75.

My commission expires 8-14-76 Notary Public Bruce D. Justice

This instrument was prepared by:
DOBSON & JOHNSON, INC.
P. O. BOX 17427
311 PLUS - [illegible] BOULEVARD
NASHVILLE, TENNESSEE 37217
Name Address

OCT-8 75 CONV 38,052.12
OCT-8 75 S'TAX A* 99.06
OCT-8 75 PR'FEE A* .50
OCT-8 75 W'DEED A* 4.00 * 103.56

WARRANTY DEED
FROM
Anderson R. Smith, Jr., et ux
TO
J. Kevin Riordan, et ux

D 19161

IDENTIF. REFERENCE

OCT 8 1 45 PH '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

RETURN TO:
DOBSON & JOHNSON, INC.