BOOK 4983 PAGE 895 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
$20,485.63 James D. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF October, 1975

W. K. Dougan Jr.
Notary Public

MY COMMISSION EXPIRES: 5-13-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Smith (NAME)	Mortgage Associates, Inc. (NAME)	12D-04130
2507 Flamingo Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr., N. E., Su 300 (STREET ADDRESS)	Map 71-4
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par 209

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, James F. Horton, Jr. et ux Anita F. Horton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Smith et ux Lois V. 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. 347 on the Plan of Joywood Heights, Section 2-A, of record in Book 1424, Page 20, Register's Office for Davidson County, Tennessee, reference is hereby made to said Plan for a more complete legal description.

BEING the same property conveyed to the within named Grantors by Deed of record in Book 4772, Page 519, RODC.

THIS conveyance is made subject to restrictions and easements of record and;

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 $16,285.63 payable to Mortgage Associates, Inc. according to the terms and conditions therein stated. Said Deed of Trust Note is secured by a Deed of Trust of record in Book 4772, Page 521, RODC.

THE existing hazard insurance policy and all funds held in escrow by the mortgagee for the payment of taxes and insurance are transferred to the Grantees herewith.

This is unimproved ( ) improved (X) property, known as 2507 Flamingo Drive, Nashville, Tennessee 37207
(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 16th day of October, 19 75

James F. Horton, Jr.
James F. Horton, Jr.

Anita F. Horton
Anita F. Horton

STATE OF TENNESSEE
Davidson County

BOOK 4963 PAGE 896

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Horton, Jr. et ux Anita F. Horton

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 16th day of October 19 75

Commission expires 5-13-79

W. E. Deaver Jr.
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, and 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

WARRANTY DEED

FROM
James E. Horton, Jr. et ux

TO
James D. Smith et ux

REGISTER:
Please return recorded instrument to.....
First Realty Group, Inc.
P.O. Box 17186
Nashvillle, Tn. 37217

D 21072

IDENTIFICATION REFERENCE

Oct 22 12 51 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

OCT 22 75	CONV	20,485.63			
OCT 22 75	S'TAX		A*	53.30	
OCT 22 75	PR'FEE		A*	.50	
OCT 22 75	W'DEED		A*	4.00	* 57.80