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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25778

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF January, 1976.

Notary Public

MY COMMISSION EXPIRES: 11-19-1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vester H. Smith (NAME)	Thomas & Hill, Inc. (NAME)	
4821 BigHorn Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1833 (STREET ADDRESS)	65-13
Old Hickory, TN. 37138 (CITY) (STATE) (P. O. ZIP)	Charleston, West Va., 25327 (CITY) (STATE) (ZIP)	34

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, Ralph Cruz, Jr. and wife, Delores I. Cruz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vester H. Smith and wife, Ruth G. 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. 25 on the plan of Sherwood Forest Subdivision, Section 1, of record in Book 4175, page 153, Register's Office, Davidson County, Tennessee.

Said Lot No. 25 fronts 89.9 feet on the easterly margin of Big Horn Drive, and runs back 180.24 feet on the south sideline, and 166.78 feet on the north sideline, and measures 76.8 feet across the rear lot line.

Being the same property conveyed to Ralph Cruz, Jr. and wife, Delores I. Cruz, by deed from James H. Baker, Trustee, of record in Book 4635, page 739, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4635, page741, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the recipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated August 31, 1972, and filed for record September 8, 1972, in the office of the recorder of deeds of Davidson County, Tennessee in Book 4635, page 741, and note of even datethereby secured, in the original amount of $20,000.00 payable to Thomas & Hill, Inc., which debt the grantee herein assumes and agrees to pay as part payment of *** (over)

unimproved ( )
This is improved (X) property, known as 4821 Big Horn Dr., Old Hickory, TN. 37138
(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 22nd & 29th day of January, 19 76

Ralph Cruz, Jr.

Delores I. Cruz

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Cruz, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22 day of January 19 76

Commission expires 11-20-1976

Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delores I. Cruz

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of January 19 76

Commission expires 4-26-78

Notary Public

My commission expires

Notary Public

WARRANTY DEED

FROM Ralph Cruz, Jr. et ux

TO Vester H. Smith et ux

D 34081

IDENTIF. REFERENCE

JAN 29 2 30 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to:
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

***the purchase price. The grantee further hereby assumes the obligations of Ralph Cruz, Jr. and wife, Delores I. Cruz under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any clain payment arising from the guaranty or insurance of the indebtedness above mentioned.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

JAN29⁷⁶	CONV	25,778.00			
JAN29⁷⁶S'TAX			B*	67.08	
JAN29⁷⁶PR'FEE			B*	.50	
JAN29⁷⁶	W'DEED		B*	4.00	* 71.58