5177 422

STATE OF TENNESSEE]
ss.
DAVIDSON COUNTY]

PREPARED BY SMITH & SELLERS ATTYS.
MURFREESBORO, TENNESSEE FROM
INFORMATION FURNISHED BY THE PARTIES.

Mail tax notices to:

111 S. A
114 W Valley
Murfreesboro, TN 37130
Map 164 P/O Par 10

FOR AND IN CONSIDERATION of the sum of TWENTY SIX THOUSAND AND NO/100 ($26,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, we, the undersigned, CLAUDE A. WALDROP and wife, MARY WALDROP, have this day bargained and sold and do hereby transfer and convey unto GARY N. SMITHSON and wife, CAROLYN J. SMITHSON, their heirs and assigns, forever, that certain parcel of real estate situated in the _____ Civil District of Davidson County, Tennessee, and being described as follows, to-wit:

> Being the northerly part of Tract No. 3 on the recorded survey of the division of the Rucker Farm of record in Plat Book 1424, page 138, Register's Office for said county. Said part of Tract No. 3 fronts 130.3 feet on the westerly margin of Mount View Road and extends back 718.1 feet on the southerly line, and 585.3 feet on the northerly line, which is a broken line to a line on the rear which is a broken line on which it measures 294.9 feet.
>
> Being a portion of the property conveyed to Claude A. Waldrop and wife, Mary Waldrop by deed from James J. Rucker, Jr. and wife, Marie Rucker, of record in Book 1853, page 341, Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to restrictive covenants of record in Book 1788, page 476 of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good right to convey the same and that it is unencumbered except by lien of the 1977 property taxes, which taxes are being prorated between the parties herein, the grantors paying to the grantees their proportionate share and the grantees assuming and agreeing to pay the same when due and payable.

Buyer Gary N Smithson stay
1-d Hamblen Rd
Antioch Tenn

We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 26th day of July, 1977.

E 17316

IDENTIF. REFERENCE

JUL 29 2 04 PM '77

ELIA... REGISTER DAVIDSON COUNTY, TENN.

Claude A. Waldrop
Claude A. Waldrop

Mary Waldrop
Mary Waldrop

	JUL29	CONV	26,000.00			
STATE OF TENNESSEE	JUL29	S'TAX		B*	67.60	
	JUL29	PR'FEE	ss.	B*	.50	
RUTHERFORD COUNTY	JUL29	W'DEED		B*	4.00	* 72.10

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named CLAUDE A. WALDROP and wife, MARY WALDROP, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, on this the 26th day of July, 1977.

Suzanne S. McClarin
Notary Public

My commission expires: 6-20-78

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $26,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dary D. Smithson
Affiant

Subscribed and sworn to before me, on this the 26th day of July, 1977.

Suzanne S. McClarin
Notary Public

My commission expires: 6-20-78