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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 $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF February, 1978.

Notary Public

MY COMMISSION EXPIRES: January 19, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., 4515 Harding Road Suite 303, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos E. Rodriguez et ux (NAME)	The Benford-Whiting Company (NAME)	74-4-80
928 Hermitage Ridge (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 17322 (STREET ADDRESS)	4D-66723
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

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, WILLIAM H. SMITHSON & SONS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARLOS E. RODRIGUEZ and wife, MARIE L. RODRIGUEZ

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. 55 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, Page 113, as revised in Book 4675, Page 125, said Register's Office, and more particularly described as follows:

Said Lot No. 55 fronts 61.52 feet on the northerly margin of Hermitage Ridge and extends back 296.23 feet on the westerly line; 248.26 feet on the easterly line to the line in the rear on which it has a total measurement of 144.43 feet.

Being all the same property conveyed to William H. Smithson & Sons, Inc., by deed from Home Federal Savings & Loan Association of Nashville of record in Book 5157, Page 951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4820, Page 611 and amended in Book 4960, Page 506 and further amended in Book 4969, Page 667, to the limitations that appear on the plan of record in Book 4675, Page 113 and revised in Book 4675, Page 125, both in the Register's Office for Davidson County, Tennessee, and to 1978 property taxes, which have been prorated and the Grantees assume in full.

This is unimproved ( ) improved (XX) property, known as 928 Hermitage Ridge, Hermitage, Tennessee 37076
(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 my hand this 24th day of February, 19 78

WILLIAM H. SMITHSON & SONS, INC.

By: William H. Smithson Pres

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Betty N. Todd, a Notary Public within and for the State and County aforesaid, personally appeared William H. Smithson ~~and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ with whom I am personally acquainted and who upon ~~(his oath)~~ acknowledged ~~(himself)~~ to be the President ~~and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ respectively of the William H. Smithson & Sons, Inc. the within named bargainor, a corporation, and that ~~(he)~~ as such President ~~and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William H. Smithson as such President, ~~and attesting the same by the said xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx as such xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 24th day of February, 19 78

My commission expires November 10, 1979

Betty N. Todd
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM

William H. Smithson & Sons, Inc.

TO

Carlos E. Rodriguez and wife, Marie

L. Rodriguez

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road Suite 303
Nashville, Tennessee 37205

E 52258

IDENTIF. REFERENCE

FEB 27 10 23 AM '78

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TENN.

FEB27'78	CONV	35,900.00				
FEB27'78	S'TAX		B*	93.34		
FEB27'78	PR'FEE		B*	.50		
FEB27'78	W'DEED		B*	4.00	*	97.84

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.