This Form furnished by Attorneys Title Company, Inc.

BOOK 5417 PAGE 519

Form No. WD-2

FROM

Philip G. Smith, et ux.

TO

David T. Axford and
Peggy Sue Frazier as Tenants
In Common

For draftsman's use

This Instrument Prepared By:
David Young Parker, Attorney
Thirteenth Floor
First American Center
Nashville, Tennessee 37238

Upon Information Furnished by
The Parties.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David T. Axford and Peggy Sue Frazier (NAME)	The Kissell Company (NAME)	5D 52854
4945 Cimarron Way (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Map 1623
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	Par 14

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 1979

Notary Public

MY COMMISSION EXPIRES: 2-22-80

(AFFIX SEAL)

For and in Consideration of the sum of Sixteen Thousand One Hundred Seventy-Five and 62/100 ($16,175.62) DOLLARS Cash in hand paid, the receipt of which is hereby acknowledged and the assumption by the Grantees hereunder of the indebtedness represented by that certain Deed of Trust executed by Kenneth L. Roadruck and wife Kathleen Roadruck, to James A. Green and Harold Reeves, Trustee, dated May 18, 1973, to secure to Thomas & Hill, Inc., an indebtedness in the amount of $23,650.00, and of record in Book 4710, Page 284, Register's Office, Davidson County, Tennessee, we, Philip G. Smith and wife Mary L. Smith

have bargained and sold, and by these presents do transfer and convey unto the said David T. Axford and Peggy Sue Frazier as Tenants in Common, 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. 141 on the Plan of Apache Hills Subdivision, Section 3, of record in Book 4175, page 9, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Philip G. Smith and wife, Mary L. Smith by deed from Kenneth L. Roadruck and wife, Kathleen Roadruck, of record in Book 4808, page 128, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4225, page 657, and Book 4454, page 301, said Register's Office. This conveyance is also subject to Plan of Record in Book 4175, page 9 as amended in Book 4467, page 801, said Register's Office.

4274 08/06 113.70- CHECK

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This is unimproved ( ) improved (X) property, known as 4945 Cimarron Way (House Number) (Street) Antioch, Tennessee (P. O. Address: City or Town) 37013 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David T. Axford and Peggy Sue Frazier, as Tenants In Common, their heirs and assigns, forever.

And We do covenant with the said David T. Axford and Peggy Sue Frazier 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.

And We do further covenant and bind Ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said David T. Axford and Peggy Sue Frazier, as Tenants In Common, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 3rd day of April, 1979

Philip G. Smith
PHILIP G. SMITH

Mary L. Smith
MARY L. SMITH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, DAVID YOUNG PARKER, a Notary Public in and for said County and State, the within named Philip G. Smith and wife, Mary L. 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 Nashville, Tennessee, this 3 day of April, 19 79

Sandy Parker, Notary Public.

DAVID YOUNG PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 1-21-80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

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

, Notary Public

Commission expires

APR 6 3 31 PM '79

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENN.
REGISTER

T 22276
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42000.00-	CO
			109.20	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 113.70-
			4274A04/06/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 2 7. 6. 7.

IDENTIF. REFERENCE

APR 6 3 31 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 575685