BOOK 6461 PAGE 823

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Ruby P Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF December, 19 84.

Notary Public

MY COMMISSION EXPIRES: 4/10/1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ELIZABETH W. MCDOW 230 4th Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUBY P. COX, UNMARRIED (NAME)	METROPOLITAN FEDERAL S & L ASSN. (NAME)	104-1
204 38th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, NOrth (STREET ADDRESS)	Par 228.00
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, JOHN T. SMITH AND WIFE, CATHERINE M. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUBY P. COX, UNMARRIED

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. 127 on the Plan of part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County. Said Lot No. 127 fronts 50 feet on the easterly side of 38th Avenue North and runs back between parallel lines 160 feet to an alley on which it measures 50 feet.

Being the same property conveyed to John T. Smith and wife, Catherine M. Smith by deed from Richard Marshall Kimbro and wife, Shirley Higgins Kimbro of record in Book 3613, page 55, Register's Office for said County.

I-73520

IDENTIF. REFERENCE

DEC 31 9 40 AM '84

FEE AND TAX RECEIVED BY REGISTER
DAVIDSON COUNTY, TN

12/31 120.90- CHECK

This is unimproved ( ) improved (X) property, known as 204 38th Avenue, North, Nashville, TN 37209
(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 hands this 28th day of December, 19 84

X John T. Smith
JOHN T. SMITH

X Catherine M. Smith
CATHERINE M. SMITH

3594

BOOK 6461 PAGE 824

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN T. SMITH AND WIFE, CATHERINE M. SMITH

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 19 84.

Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

RETURN TO: METROPOLITAN FEDERAL
230 4th Ave. NO.
215562722

WARRANTY DEED

FROM
JOHN T. SMITH ETUX CATHERINE M.

TO
RUBY P. COX, UNMARRIED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____ BOOK 6461 PAGE 825

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44000.00- CAMT.	
			114.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	120.90-
9594A	12/31/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 3 5 2 0

IDENTIF. REFERENCE T

DEC 31 9 40 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97316