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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35000.00

Subscribed and sworn to before me, this the 11 day of January 19 85

My commission expires: January 19, 1986 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc. Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER: Juanita F. Buford	SEND TAX BILLS TO: TENNESSEE HOUSING DEVELOPMENT AGENCY
826 Horner Street	c/o Third National Mortgage Company
STREET ADDRESS Nashville, TN 37204	STREET ADDRESS P. O. Box 2628, Nashville, TN 37219
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 118-2 140.00 16Da-12245	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Jeffrey N. Smith and wife, Geneviee V. Smith

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Juanita F. Buford, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Kirkwood Heights, as of record in Book 1130, page 18, Register's Office for said County. Said Lot No. 58 fronts 55 feet on the northerly side of Horner Street and runs back between lines, 172.5 feet on the easterly line and 173.5 feet on the westerly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Jeffrey N. Smith and wife, Geneviee V. Smith by deed recorded in Book 5521 at page 472, Register's Office for Davidson County, Tennessee. This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

I 7 8 6 8 7

IDENTIF. REFERENCE

JAN 24 9 51 AM '85

FEE $ 11.00 REGISTER DAVIDSON COUNTY, TN

826 Horner Street, Nashville, TN 37204

THIS IS _____ IMPROVED PROPERTY KNOWN AS

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 11 day of January 19 85

Jeffrey N. Smith

Geneviee V. Smith

01/24 97.50- CHECK

5846

State of Tennessee
County of Davidson

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On this 11 day of January, 19 85, before me personally appeared Jeffrey N. Smith and wife, Geneviee V. Smith to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			35000.00- CAMT.	
			91.00 CSTAX.	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
5846A01/24/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 6 8 7

IDENTIF. T REFERENCE

JAN 24 9 51 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103400