45
Realty

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 147,001.00

Jessica H. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: June 28, 1995

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE & TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon M. Smith	Mortgage Service America Co.	172-12-0-B
(NAME) 605 Roundhill Place	(NAME) 1650 Tysons Boulevard	297.00CO
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) McLean, VA 22102	
(CITY) (STATE) (P.O. ZIP)	(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, Claridge Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon M. Smith and wife, Jessica H. Smith

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, TN, being Lot No. 475 on the Plan of Bradford Hills, Section Thirteen, of record in Book 7900, Page 6; Amended in Book 7900, Page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Claridge Builders, Inc. by deed from J&Y, L.P., a Tennessee Limited Partnership of record in Book 9418, Page 781, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170; Book 9227, Page 69; By-laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Open Space conveyed in Book 8154, Page 304; Deeds in Book 8377, Page 769; Book 8377, Page 808, and all matters shown on the Plan of Record.

This is unimproved ( ) improved (XX) property, known as 605 Roundhill Place, Nashville, TN 37211
(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 21st day of July, 19 94

Claridge Builders, Inc.
By: Paul E. Johnson
Paul E. Johnson, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9418 PAGE 784

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul E. Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 21st day of July, 1994

Notary Public Teresa L. Beard

My commission expires: June 28, 1995

NOTARY PUBLIC AT LARGE

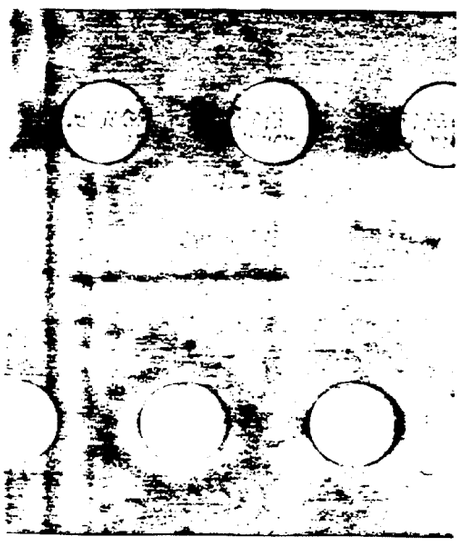
75208
IDENTIF. ↑ REFERENCE

94 JUL 27 PM 12:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

DEED
FROM
TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

[illegible] 27 JUL 94 10:01 CHECK 552.90





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

RECEIVED OF _____

FOR _____

BOOK 9418 PAGE 785

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
			CAMT	
				147001.00
			CON TX	543.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	552.90
			CHECK	552.90
07/27/94	01	12:55	0001	1387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75208
IDENTIF. ↑ REFERENCE

94 JUL 27 PM 12:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 817944