BOOK 1368 PAGE 193 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,820.97

Robert P. Horn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 1969.

Carol Sanders
Notary Public

MY COMMISSION EXPIRES: March 22, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Atty. 633 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gladys J. Ruby (NAME)	United Mortgagee Servicing Corp (NAME)	3D 18335
2706 Wellman Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 96 13
Donelson, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 7 M. O.

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, ROBERT P. HORN AND WIFE, LOIS J. HORN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLADYS J. RUBY, 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. 13 on the Plan of Perry Heights, as of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northeasterly margin of Wellman Drive at the common front corners of Lots 13 & 14; thence in a northeasterly direction 126.2 feet to a point; thence eastwardly 72.8 feet to a point; thence southwardly 40 feet to a point in the northwesterly margin of Heney Drive; thence along the said margin of said Drive southwestwardly 92 feet to a concrete monument at the beginning of a curve; thence around said curve westwardly 39.3 feet to a concrete monument in the northeasterly margin of Wellman Drive; thence along said margin of said drive 111 feet to the point of beginning.

BEING the same property conveyed to Robert P. Horn and wife, Lois J. Horn by deed from Billy D. Key and wife, Nancy F. Key, of record in Book 3903, page 573, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust payable to United Mortgagee Servicing Corp. and recorded in Book 3903, page 574, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is { unimproved / improved } property, known as 2706 Wellman Drive, Donelson, Tennessee
(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 hand S this 26th day of September, 19 69

Robert P. Horn
Robert P. Horn

Lois J. Horn
Lois J. Horn

mm/103

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Robert P. Horn and wife, Lois J. Horn

the bargainor S, 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 26th day of September 1969

Commission expires November 4, 1972

Carolyn Tarrant
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

ROBERT P. HORN ET UX

TO

GLADYS J. RUBY, unmarried

A 55631

IDENTIF. REFERENCE

SEP 29 11 29 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TOM FANCHER REALTY
1040 MURFREESBORO ROAD
NASHVILLE, TENN. 37217

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 29 69	CONV	14,820.97			
SEP 29 69	S'TAX		A*	38.48	
SEP 29 69	PR'FEE		A*	.50	
SEP 29 69	W'DEED		A*	3.00	* 41.98