Attys. Title Co. 915430

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Buford B. Horner, Jr. and wife

Mary C. Horner

TO

Mayme H. Johnson, a widow, and son
J. Sam Johnson, III

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mayme H. Johnson & Son (NAME)	Home Federal Savings & Loan Assoc. (NAME)	Map. 117-11
1809 Graybar Lane (STREET ADDRESS OR ROUTE NUMBER)	Life & Casualty Tower (STREET ADDRESS)	Par. 61
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

A86670

IDENTIF. REFERENCE

AUG 12 2 08 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 55,000.00 Mayme H. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 19 70

Jo Cooper Smith
Notary Public

MY COMMISSION EXPIRES: April 30, 1972

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ----------

----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Buford B. Horner, Jr., and wife, to Charles Nelson, Jr. Trustee, of record in Book 4263, page 548, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Buford B. Horner, Jr., and wife, Mary C. Horner have bargained and sold, and by these presents do transfer and convey unto the said Mayme H. Johnson, a widow, and son, J. Sam Johnson, III 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 Glen Echo Subdivision of the Noel Property, not of record, described according to a survey made by W. B. Southgate, Surveyor, August 1952, as follows:

Beginning at the southeast corner of the Graybar Lane, formerly Watkins Street, and Benham Street; thence with the southerly margin of said Graybar Lane eastwardly 200 feet to the corner of Lot Nos. 13 and 14; thence with the line between said two lots southwardly 400 feet to the northeast corner of Lot No. 28; thence with the line between said Lot Nos. 13 and 28 westwardly 288 feet to the easterly margin of Benham Street; thence with same northwardly 415 feet 6 inches to the beginning, containing 2.3 acres, more or less.

Being the same property conveyed to Buford B. Horner, Jr., and wife, Wertie S. Horner, by deed from Robert J. Cooper and wife, Agnes Ryan Cooper, of record in Book 4235, page 551, Register's Office for Davidson County, Tennessee. The said Wertie S. Horner having since died, and the said Buford B. Horner, Jr., having since married Mary C. Horner.

This conveyance is made subject to restrictive covenants of record in Book 1490, page 201, said Register's Office, and an easement for 6 inch clay drain pipe across premises of record in Book 1196, page 161, Register's Office for Davidson County, Tennessee.

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This is improved (X) property, known as 1809 Graybar Lane (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (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 Mayme H. Johnson, a widow, and son, J. Sam Johnson, III their heirs and assigns, forever.

And I do covenant with the said Mayme H. Johnson, a widow, and son, J. Sam Johnson, III that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out herein, and taxes for the year 1970, which have been prorated and assumed by the said grantees.

And I, Buford B. Horner, Jr., and wife, Mary C. Horner do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mayme H. Johnson, a widow, and son, J. Sam Johnson, III, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 10th day of August, 1970

Buford B. Horner, Jr.

Mary C. Horner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Carr Smith, a Notary Public in and for said County and State, the within named Buford B. Horner, Jr., and wife, Mary C. Horner

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 10th day of August, 1970.

J. Carr Smith, Notary Public.

Commission expires April 26, 1971

J. CARR SMITH NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, AUG 12 CONV 55,000.00, a Notary Public of the State and County aforesaid, personally AUG 12 RTAX A* 143.00, with whom I am personally acquainted, and who, upon oath, acknowledged AUG 12 RTFEE A* .50 self to be AUG 12 WDEED A* 3.00 * 146.50 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