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B 14941

IDENTIF. REFERENCE

MAY 17 10 33 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,033.34

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF May 19 71.

Notary Public

MY COMMISSION EXPIRES: 7/21/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Atty., 338 White Bridge Rd., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie R. Horton (NAME)	same (NAME)	
5813 Maxon Avenue (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	Map 91-10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	Pcl. 289

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, Kenneth Stephens and wife, Edna O. Stephens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlie R. Horton and wife, Dolores Horton

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 part of Block "D" on the Map of Holman Heights, Vernon and Lovell's Subdivision of Blocks 13, to 17, inclusive of the B. F. Cockrill Farm, as of record in Book 332, page 7, Register's Office for said County, and described according to a survey made by John Kohl, Surveyor, dated September 20, 1966, as follows:

BEGINNING at a spike in the center of Maxon Avenue, at the northeast corner of the property conveyed to Mildred Woodard Thompson and husband, by deed from Robert L. Ray and wife, of record in Book 1725, page 75; thence with Thompson's easterly line, south 20 deg. 40' West 170 feet; thence South 69 deg. East 80 feet; thence North 20 deg. 40' east 170 feet to the center of Maxon Avenue; thence with the center of said Avenue North 69 deg. west 80 feet to the beginning.

BEING the same property conveyed to Kenneth Stephens and wife, Edna O. Stephens by deed from Henry Clay Matthews, Jr. andwife, Mabel Rebecca Matthews, of record in Book 4267, page 565, Register's Office for said County.

This is { unimproved } { improved } property, known as 5813 Maxon Avenue Nash., Tenn.
(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 10 day of May, 19 71

Kenneth Stephens

Edna O. Stephens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Stephens and wife, Edna O. Stephens

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 10 day of May 19 71

Commission expires 7/31/73

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
KENNETH STEPHENS ET UX,
EDNA O. STEPHENS

TO
CHARLIE R. HORTON AND
WIFE, DOLORES HORTON

Title: Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 17 75	CONV	14,033.34			
MAY 17 75	STAX		A*	36.40	
MAY 17 75	PRTFEE		A*	.50	
MAY 17 75	RDEED		A*	3.00	* 39.90