BOOK 4517 PAGE 744

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Same	Mr. and Mrs. Greer C. Tidwell	Map 88
(NAME)	(NAME)	Par. 22
(STREET ADDRESS OR ROUTE NUMBER)	7544 Lake View Drive (STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37209 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & 00/100 ($10.00) ---------- *DOLLARS*

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; we,

FREDRICK LEE HORTON, JR. and wife, ROSALYN DONNELL HORTON

OCT26 CONV 45,000.00
OCT26 S'TAX A* 117.00
OCT26 PR'FEE A* .50
OCT26 W'DEED A* 8.00 * 125.50

have bargained and sold, and by these presents do transfer and convey unto the said grantees, GREER C. TIDWELL and wife, CLAUDETTE B. TIDWELL, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 8th Civil District of said County, described according to a survey made by George W. Watkins, Surveyor, June 23 and 27, 1961, as follows:
BEGINNING at an iron pin in the northwesterly margin of Lakeview Drive, said iron pin lying in the northeasterly line of the Fourth Tract of land, containing 265 acres, more or less, conveyed to Cecil Collins, by deed from Fred Webb Jackson and wife, of record in Book 2491,page 177, Register's Office for said County; thence with said Collins' northeasterly line north 46° 30' west 408 feet to a 36 inch gum; thence with the same north 53° 30' west 643 feet to a 10 inch elm in the northeasterly margin of Old Pond Creek-Indian Creek Road; thence with said Collins' northeasterly line, being the northeasterly margin of said Road, north 28° 15' west 196 feet to a 14 inch walnut; thence with the same, north 35° west 430 feet to a 24 inch white oak; thence leaving said margin with said Collins' northeasterly line north 62° 30' west 240 feet to a 20 inch maple; thence with the same north 66° 30' west 162 feet to a 12 inch gum in the southerly line of the property conveyed to William Hull, et al, by deed from Warren B.Sloan and wife, as of record in Book 535, page 623, said Register's Office; thence with said Hull's southerly line along a 7 strand barb wire fence as follows: North 34° 30' east 586 feet to a 10 inch gum, north 35° east 231 feet to an 8 inch red oak, north 42° 30' east 197 feet to a 24 inch oak, north 82° 15' east 76 feet to a 6 inch hickory, south 44° east 427 feet to a dead snag and south 54° 30' east 313 feet to 20-inch black oak at the northwest corner of a 9-acre tract as shown on said survey; thence with the westerly line of said 9 acre tract

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 26th day of October 1971

Affiant

My commission expires: July 30, 1973
(Affix Seal)

Notary Public

as follows: south 7° east 214 feet to an iron pin, south 14° 35' east 238 feet to an iron pin, south 28° east 723 feet to an 8 inch hackberry and south 35° 25' east 469 feet to an iron pin in the northwesterly margin of Lakeview Drive; thence with the northwesterly margin of said Drive south 56° west 430 feet to the beginning, containing 38.8 acres.

Being the same property conveyed to Fredrick Lee Horton, Jr. and wife, Rosalyn Donnell Horton, by deed from William Bailey Faris and wife, et al, as of record in Book 3987, page 733, said Register's Office.

This conveyance is subject to recorded restrictions and easements applicable to said property, ~~and to taxes for 1971 which have been prorated and assumed by the Grantees~~.

Fredrick Lee Horton, Jr. and Frederick Lee Horton, Jr. are one and the same person.

unimproved ( )
This is improved (X) property, known as 7544 Lake View Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Greer C. Tidwell and wife, Claudette B. Tidwell, their *heirs and assigns, forever.*

And We *do covenant with the said* Greer C. Tidwell and wife, Claudette B. Tidwell *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,* except as hereinbefore stated.

And Fredrick Lee Horton, Jr. and wife, Rosalyn Donnell Horton, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Greer C. Tidwell & wife, Claudette B.Tidwell / their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* October, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fredrick Lee Horton Jr.
Fredrick Lee Horton, Jr.

Rosalyn Donnell Horton
Rosalyn Donnell Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John T. Archer, a Notary Public in and for said County and State, the within named Fredrick Lee Horton, Jr. and wife, Rosalyn Donnell Horton

the bargainors, 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 21st day of October, 1971.

John Archer, Notary Public.

Commission Expires Feb. 3, 1974

NOTARY PUBLIC

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....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.....

[redacted]

WARRANTY DEED

FROM

FREDRICK LEE HORTON, JR. et ux

TO

GREER C. TIDWELL, et ux

B 35 41 9

IDENTIFICATION REFERENCE

OCT 26 11 36 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

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