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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $28,900.00

James H. Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 1972

Notary Public

MY COMMISSION EXPIRES: 5-10-75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James H. Nelson (NAME) | Mortgage Associates, Inc. (NAME) | 24W-09310 |
| 2507 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 28146 (STREET ADDRESS) | 104-15 |
| Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30328 (CITY) (STATE) (ZIP) | 70 |

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, James Jackson Horn et ux Sharon T. Horn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Nelson et ux Helen L. Nelson

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:

BEING Lot No. 54 and the easterly 10 feet of Lot No. 53 on the Plan of Sunset Park, as of record in Book 332, Page 132, Register's Office, Davidson County, Tennessee.

SAID Lot No. 54 and the easterly 10 feet of Lot No. 53 fronts 110 feet on the southerly margin of Ashwood Avenue and runs back between parallel lines 160.5 feet to a dead line in the rear measuring 110 feet thereon.

BEING the same property conveyed to James Jackson Horn et ux Sharon T. Horn by deed from Timothy W. Martin et ux Julie L. Martin as of record in Book 4414, Page 482, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2507 Ashwood Avenue, Nashville, Tennessee 37212
(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 hands this 26th day of December, 19 72

James Jackson Horn: James Jackson Horn

Sharon T. Horn: Sharon T. Horn

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ronald L. Voss, Jr., a Notary Public in and for said County and State, the within named James Jackson Horn et ux Sharon T. Horn

the bargainor, 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 December 1972

Commission expires 11-6-74

Ronald L. Voss, Jr.
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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
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

TO

B 8 9 7 2 8

IDENTIF. REFERENCE

JAN 2 3 55 PM '73

FELIX Z. HILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

| | | | | | |
|---|---|---|---|---|---|
| JAN-2 | CONV | 28,900.00 | | | |
| JAN-2 | S'TAX | | A* | 75.14 | |
| JAN-2 | PR'FEE | | A* | .50 | |
| JAN-2 | W'DEED | | A* | 4.00 | * 79.64 |