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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 $47,500.00

Robert F Hornbuckle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 19 74.

Notary Public

MY COMMISSION EXPIRES: 7/20/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 521 Stahlman Building, Nahville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Hornbuckle, et ux (NAME)	JOHN HANCOCK MUTUAL LIFE INS. CO. (NAME)	3D 44350
2307 Selma Avenue (STREET ADDRESS OR ROUTE NUMBER)	114 South Main Street (STREET ADDRESS)	Map 84-15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Statesboro, Georgia 30458 (CITY) (STATE) (ZIP)	Par 21

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, Herbert F. Paynter and wife, Doris J. Paynter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Hornbuckle and wife, Wyma P. Hornbuckle and Carrie Lee Poston, widow, as tenants in common

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. 83 on the Plan of Castlewood Estates, Section 2, as of record in Book 2331, page 91, Register's Office for said County.

SAID Lot No.83 fronts 100 feet on the southerly side of Selma Avenue, and extends back 247.7 feet on the easterly line, and 231 feet on the westerly line, to a broken line in the rear, measuring 99.9 feet thereon.

BEING the same property conveyed to Herbert F. Paynter and wife, Doris J. Paynter, by deed from Carlos D. Markham and wife, Luella S. Markham, of record in Book 4655, page 100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year, which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein have: (1) Assumed and agreed to pay the unpaid balance owing on a certain note in the original principal amount of $23,950.00, of record in Book 3935, page 848, and re-recorded in Book 3936, page 926, said Register's OFfice, and (2) assumed and agreed to pay the unpaid balance owing on a certain note executed by the Grantors herein to Carlos D. Markham and wife, in the original principal amount of $15,000.00, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XXX) property, known as 2307 Selma Avenue, Nashville, 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 7th day of February, 19 74

Herbert F. Paynter

Doris J. Paynter

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HERBERT F. PAYNTER AND WIFE, DORIS J. PAYNTER

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 7th day of February 19 74

Commission expires 7/20/76

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

file in box # 4

WARRANTY DEED

FROM
HERBERT F. PAYNTER, ET UX

TO
ROBERT F. HORNBUCKLE, ET UX

C 4 1 2 9 9

IDENTIF. REFERENCE

FEB 8 11 23 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-8-	CONV	47,500.00			
FEB-8-	STAX		A*	123.50	
FEB-8-	PRFEE		A*	.50	
FEB-8-	WDEED		A*	4.00	* 128.00