This form furnished by Sumner County Title Co.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Sumner }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 74

Notary Public

MY COMMISSION EXPIRES: November 13, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harlan Martin, Attorney at Law; P. O. Box 676, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Jimmy D. Horne, Jr.	GUARANTY MORTGAGE COMPANY	
(NAME)	(NAME)	162-B
37 Benzing Road	First American Center	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	18
Antioch, Tennessee 37013	Nashville, Tennessee 37238	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Wallace P. Carpenter and wife, Vera Carpenter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy D. Horne, Jr., and wife, Jane W. Horne,

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. 12 on the Plan of Lane Estates, of record in Book 4460, page 197, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lot.

Being a portion of the property conveyed to Wallace P. Carpenter and wife, Vera Carpenter, by deed from Jones Enterprises, Inc., of record in Book 4735, page 462, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4737, page 803, Register's Office for Davidson County, Tennessee, and to such set-back lines and easements as appear of record.

This is unimproved ( ) improved (X) property, known as 37 Benzing Road (House Number) (Street) Antioch, Tennessee (P. O. Address) (City or Town) 37013 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 13th day of March, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Vera Carpenter
Vera Carpenter

Wallace P. Carpenter
Wallace P. Carpenter

BOOK 4796 PAGE 596

STATE OF TENNESSEE
County of Sumner

Personally appeared before me, Elizabeth N. Thomson, a Notary Public in and for said County and State, the within named Wallace P. Carpenter and wife, Vera Carpenter

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 Hendersonville, Tennessee, this 13th day of March 1974

Commission expires November 13, 1974

Elizabeth N. Thomson
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
County of

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

RETURN TO HARLAN MARTIN
BOX 42 HENDERSONVILLE, TENN.

WARRANTY DEED

FROM
WALLACE P. CARPENTER AND WIFE,
VERA CARPENTER

TO
JIMMY D. HORNE, JR., AND WIFE,
JANE W. HORNE

G 45773

IDENTIF. REFERENCE

Mar 15 1 08 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

MAR 15	CONV	33,000.00			
MAR 15	STAX		A*	85.80	
MAR 15	PRFEE		A*	.50	
MAR 15	DEED		A*	4.00	* 90.30