ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James M. Horwath	Majestic Savings	
(NAME) 2912 Teakwood Drive	(NAME) 2420 West 26th Avenue	96-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Denver, Colorado 80211	70
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100---------- DOLLARS

Cash paid by James M. Horwath and wife, Sharon Horwath, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of the unpaid balance of a note in original amount of $15,500.00, secured by a deed of trust dated November 24, 1971, and recorded in Book 4557, page 552, Register's Office for Davidson County, Tennessee.

We, Thomas C. Adams, Jr. and wife, Gail B. Adams,
have bargained and sold, and by these presents do transfer and convey unto the said
James M. Horwath and wife, Sharon Horwath,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 227 on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, page 88, Register's Office for said County.

Said Lot No. 227 fronts 75 feet on the northerly margin of Teakwood Drive and extends back between lines 210.7 feet on the westerly line and 203 feet on the easterly line to a dead line in the rear measuring 75 feet thereon.

Being the sameproperty conveyed to Thomas C. Adams, Jr. and wife, Gail B. Adams by deed from William H. McRaven, Jr. and wife, Wilma H. McRaven of record in Book 4557, page 550, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 1st day of April 1974.

X Thomas C. Adams Jr.
Thomas C. Adams, Jr.

X Gail B. Adams
Gail B. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, the within named Thomas C. Adams, Jr. and wife, Gail B. Adams,

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, this 1st day of April, 1974

My commission expires 10/26/74 Notary Public Barbara Ferguson

BARBARA FERGUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,141.41
This is equal to or greater than the property would bring at a fair and voluntary sale.

James M. Horwath

Sworn to and subscribed before me
this 1st day of April, 1974

My commission expires 10/26/74 Notary Public Barbara Ferguson

BARBARA FERGUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name	Address

APR-2 CONV 20,141.41
APR-2 STAX A* 52.26
APR-2 PRFEE A* .50
APR-2 WDEED A* 4.00 * 56.76

WARRANTY DEED

FROM Thomas C. Adams, Jr., et ux

TO James M. Horwath, et ux

C 4 8 0 6 B

IDENTIF. REFERENCE

APR 2 9 51 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Offices of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.