WARRANTY DEED

BOOK 4935 PAGE 40

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B.B. Horner, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	132-1 Par 38
4024 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive N.E. (STREET ADDRESS)	160A-16136
Nashville, Tn. (CITY) (P. O. ZONE) (STATE)	Atlanta, Ga. 30341 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) Dollars, paid in cash, and other good and valuable consideration received from the grantees hereinafter named, including the agreement of said grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from James W. Nickerson, Jr. and wife, Gloria S. Nickerson, to Richard D. Cahoy, Trustee, of record in Book 4444, page 787, Register's Office of Davidson County, Tennessee; we,

JAMES W. NICKERSON, JR. and wife, GLORIA S. NICKERSON,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,

B. B. HORNER, JR. and wife, MARY C. HORNER,

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 185 on the Map of Rolling Meadows, as of record in Book 1424, pages 98 and 99, Register's Office of said County.
Said Lot No. 185 fronts 115 feet on the east side of Lealand Lane and runs back between lines, 302.3 feet on the northerly line and 299.8 feet on the south line, to a dead line in the rear, measuring 104 feet thereon.
Being the same property conveyed to James W. Nickerson, Jr. and wife, Gloria S. Nickerson, by deed from Clarke H. Noe and wife, Billy Noe, of record in Book 4444, page 785, said Register's Office.

This instrument was prepared by John J. Archer, Attorn
300 James Robertson Parkway, Nashville, Tennessee 37

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1975.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,900.00

Subscribed and sworn to before me, this the 15th day of July 1975

Affiant B.B. Horner Jr.

My commission expires 4/25/76 (Affix Seal)

Notary Public Mary Emery

NOTARY PUBLIC AT LARGE

This is unimproved (XX) property, known as 4024 Lealand Lane, Nashville, Tennessee. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as stated above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 15th day of July, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James W. Nickerson, Jr.

Gloria S. Nickerson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, James W. Nickerson, Jr. and wife, Gloria S. Nickerson,

the within named 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, Tennessee this 15th day of July, 1975

Mary Emery
Notary Public

Commission expires 4/25/76

NOTARY PUBLIC

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 226588

WARRANTY DEED

FROM

JAMES W. NICKERSON, JR. et ux

TO

B. B. HORNER, JR. et ux

JUL 18 75 CONV 42,500.00
JUL 18 75 S'TAX A* 110.50
JUL 18 75 PR'FEE A* .50
JUL 18 75 W'DEED A* 4.00 * 115.00

D 07299

IDENTIF. REFERENCE

JUL 18 9 43 AM '75

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238