This instrument prepared by:
Schulman, McCarley, Hollins and Pridg
P. O. Box 2707
Nashville, Tennessee 37219

BOOK 4942 PAGE 472

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Aubrey Yeargin et ux (NAME:)	Same (NAME:)	Map 142-2
145 Cross Timbers Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 134
Bellevue, Tennessee 37221 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	Pwl

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG 15 85	CONV	20,000.00			
AUG 15 85	S'TAX		A*	52.00	
AUG 15 85	PR'FEE		A*	.50	
AUG 15 85	W'DEED		A*	6.00	* 58.50

We, ETHELRED PHILLIPS HORN, III, FRANCIS MARABLE HORN, VIRGINIA ANN HORN, PHILLIP HARDING HORN and MARIE DEMOSS HORN,

have bargained and sold, and by these presents do transfer and convey unto the said CLARENCE AUBREY YEARGIN and wife, RUBY BRADFORD YEARGIN, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Cross Timbers, Section 4, of record in Book 4175, page 54, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the southerly margin of Bridle Drive, the common front corner of Lots Nos. 184 and 185; thence southerly along line between said lots 160.20 feet to a point, the common rear corner of said lots; thence South 84° 45' East, 196.81 feet to a point in the westerly margin of Cross Timbers Drive; thence along the westerly margin of Cross Timbers Drive northwardly and northwestwardly 240.91 feet to a point, the beginning of a curve; thence around said curve with a radius of 25 feet northwesterly, a distance of 36.79 feet to a point in the southerly margin of Bridle Drive; thence along the southerly margin of Bridle Drive westerly 191.16 feet to the point of beginning.

Being part of the property conveyed to Virginia Harding Horn and husband, E. P. Horn, Jr., by deed from George H. Harding, et al, of record in Book 1142, page 166, Register's Office for Davidson County, Tennessee, and devised under the Will of Virginia Harding Horn, deceased, of record in Will Book 72, page 285, Probate Court Clerk's Office of Davidson County, Tennessee, as follows: A 56/240th undivided interest is vested in Ethelred Phillips Horn, III, a 56/240th undivided interest is vested in Francis Marable Horn, a 28/240th undivided interest is vested in Virginia Ann Horn, a 28/240th undivided interest is vested in Phillip Harding Horn, and devised under the Will of Ethelred P. Horn, deceased,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 14th day of August 19 85

Affiant

My commission expires: March 31, 1989 (Affix Seal)

Notary Public

of record in Will Book 111, page 652, Probate Court Clerk's Office of Davidson County, Tennessee, as follows: A 18/240th undivided interest is vested in Ethelred Phillips Horn, III, a 18/240th undivided interest is vested in Francis Marable Horn, a 18/240th undivided interest is vested in Marie DeMoss Horn, a 9/240th undivided interest is vested in Virginia Ann Horn, and a 9/240th undivided interest is vested in Phillip Harding Horn.

This property is subject to restrictive covenants of record in Book 4317, page 284, Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot minimum building setback line from Cross Timbers Drive and a 40-foot minimum building setback line from Bridle Drive, and a 10-foot easement for public utility and drainage purposes along the southerly rear boundary line of said lot, and an easement for overhang along the boundary bordering on Bridle Drive, as shown on plan of record in Book 4175, page 54, Register's Office for Davidson County, Tennessee.

D 11477

IDENTIF. REFERENCE

AUG 15 3 36 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 145 Cross Timbers Drive (House Number) (Street) P. O. Address: Bellevue, Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLARENCE AUBREY YEARGIN and wife, RUBY BRADFORD YEARGIN, *their heirs and assigns, forever.*

And we *do covenant with the said* Clarence Aubrey Yeargin and wife, Ruby Bradford Yeargin, *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.*, except as hereinabove set forth, and taxes for the year 1975, subject to which this conveyance is executed.

And we, Ethelred Phillips Horn, III, Francis Marable Horn, Virginia Ann Horn, Phillip Harding Horn and Marie DeMoss Horn, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clarence Aubrey Yeargin and wife, Ruby Bradford Yeargin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* July, *19* 75., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ethelred Phillips Horn, III

Ethelred Phillips Horn, III

Francis Marable Horn

Virginia Ann Horn

Phillip Harding Horn

Phillip Harding Horn

Marie DeMoss Horn

Marie DeMoss Horn

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jo Ann Smith, *a Notary Public in and for said County and State, the within named* Francis Marable Horn and Marie DeMoss Horn,

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* 14th *day of* August, *19* 75.

Jo Ann Smith, *Notary Public.*

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires March 21, 1979

~~California~~
STATE OF TENNESSEE } KANSAS
Davidson County ~~XXXXXX~~ of SHAWNEE

Personally appeared before me, DOROTHY L. KAESLER, **a Notary Public in and for said County and State, the within named** Ethelred Phillips Horn, III

the bargainor, **with whom I am personally acquainted, and who acknowledged that** he **executed the within instrument for the purposes therein contained. Witness my hand and official seal at**

TOPEKA, ~~XXXXXX~~ **Tennessee, this** 17th **day of** July **19** 75

~~California~~ KANSAS

Commission expires 8-8 1977

Dorothy L Kaesler
Notary Public

New Jersey
STATE OF TENNESSEE }
Davidson County ~~XXXXXX~~ of BURLINGTON

Personally appeared before me, WILLIAM C. BATTAGLIA, **a Notary Public in and for said County and State, the within named**

Virginia Ann Horn

the bargainor, **with whom I am personally acquainted, and who acknowledged that** she **executed the within instrument for the purposes therein contained. Witness my hand and official seal at**

MOORESTOWN, ~~XXXXXX~~ **Tennessee, this** 25th **day of** JULY **19** 75

Commission expires New Jersey WILLIAM C. BATTAGLIA NOTARY PUBLIC OF NEW JERSEY My Commission Expires Dec 1 1979

William C. Battaglia
Notary Public

Arizona
STATE OF TENNESSEE }
Davidson County ~~XXXXXX~~ of Maricopa

Personally appeared before me, W. Harry Short, **a Notary Public in and for said County and State, the within named**

Phillip Harding Horn

the bargainor, **with whom I am personally acquainted, and who acknowledged that** he **executed the within instrument for the purposes therein contained. Witness my hand and official seal at**

~~XXXXXX~~ **Tennessee, this** 16th **day of** July **19** 75

Commission expires Arizona

W. Harry Short
Notary Public