FORM NO. WD-1

BOOK 5029 PAGE 102

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000.00

M. L. Randall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF March 1975

Edith H. Wagner
Notary Public

MY COMMISSION EXPIRES: 5-5-76

(AFFIX SEAL)

3-19-76

THIS INSTRUMENT WAS PREPARED BY

James A. Carney, Attorney (NAME) 729 Stahlman Bldg, Nashville, Tenn. 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. L. Randall et ux	The Lomas & Nettleton Co.	82-7-342
c/o Randall Realty Co. (NAME) Stahlman Building	P O Box 926 (NAME)	
Nashville, Tenn. 37201 (STREET ADDRESS OR ROUTE NUMBER)	Virginia Beach, Virginia 23451 (STREET ADDRESS)	20W-1275
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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, Willie J. Horton and wife, A. S. Horton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. L. Randall and wife, Shirley Randall

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:

A certain tract of land in Davidson County, Tennessee, being Lot No. 5 in the East Nashville Real Estate Company's Plan of Lots, as of record in Book 57, page 11, Register's Office for said County,

Said Lot No. 5 fronts 50 feet on the northerly side of Grace Avenue and runs back between parallel lines 165 feet, being 50 feet on the rear line.

Being the same property conveyed to Willie J. Horton and wife, A. S. Horton, by deed from M. L. Randall and wife, Shirley L. Randall, of record in Book 4963, page 245, Register's Office for Davidson County, Tennessee.

Buyers assume and agree to pay the balance due on a first mortgage secured by a deed of trust executed by Willie J. Horton and wife, A. S. Horton, to Ernest W. Turnbull, Trustee, securing The Lomas & Nettleton Company in the original principal sum of $14,000.00, payable in monthly installments of $117.60 per month, including principal and interest, of record in Book 4963, page 247, Register's Office for Davidson County, Tennessee.

All sums of money held in escrow by The Lomas & Nettleton Company or assigns, including prepaid hazard insurance premium coverage in connection with said loan and property, is herewith transferred to buyers.

This is unimproved ( ) improved (X) property, known as 319 (House Number) Grace Avenue (Street) Nashville, Tenn. 37207 (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 hands this 5th day of March, 1975

Willie J. Horton

A. S. Horton

STATE OF TENNESSEE
Davidson County

BOOK 5029 PAGE 103

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Willie J. Horton and wife, A. S. Horton

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 5th day of March 19 76.

Commission expires 5-5-76

Edith J. Dempsey
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

WARRANTY DEED

FROM
Willie J. Horton et ux

TO
M. L. Randall et ux

D 50904

IDENTIF. REFERENCE

MAY 26 9 58 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY26	CONV	13,000.00			
MAY26 S'TAX			B*	33.80	
MAY26 PR'FEE			B*	.50	
MAY26	W'DEED		B*	4.00	* 38.30