USLIFE No. 43-077-1916F

BOOK 5053 PAGE 768

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Albert Horton et ux (NAME)	Commerce Union Bank (NAME)	104-15
2222 Ashwood Drive (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	189
Nashville, TN 37212 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100---------- DOLLARS cash in hand paid by the said Grantees, hereinafter named and other good and valuable considerations the receipt of which is hereby acknowledged,

I, Mary S. Wilson, an unmarried woman, have bargained and sold, and by these presents do transfer and convey unto the said Albert Horton and wife, Alice Horton

the GRANTEES herein, 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 the easterly 47 feet of Lot No. 63 on the map of Sunset Park, as of record in Book 332, page 132, Register's Office for said County, described as follows:

Said part of Lot No. 63 fronts 47 feet on the northerly side of West Ashwood Avenue, formerly "A" Street or Star Avenue, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Mary S. Wilson, an unmarried woman, by deed from John A. Boggs and wife, Geneva Reeves Boggs, of record in Book 4943, page 832, said Register's Office.

This conveyance is made subject to easement for sewer as shown on the plans of record in the office of the City Engineer of the City of Nashville.

Taxes for 1975, 254.82, paid.
Taxes for 1976, a lien, but not yet due and payable. Taxes for 1976 have been prorated and liability for said taxes is assumed by the purchaser.

This is unimproved ( ) improved (X) property, known as 2222 Ashwood Avenue (House Number) (Street)

Nashville, Tennessee 37212 (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 my hands this 20th day of August, 19 76.

Mary S. Wilson

Mary S. Wilson

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John P. Brown, Jr., a Notary Public in and for said County and State, the within named Mary S. Wilson, an unmarried woman

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 Nashville, this 20th day of August, 19 76.

My commission expires 11-10-76 Notary Public John P. Brown, Jr.

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 $ 30,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mary S. Wilson

Sworn to and subscribed before me
this 20th day of August, 19 76.

My commission expires 11-10-76 Notary Public John P. Brown, Jr.

This instrument was prepared by:

Name	Address
John P. Brown, Jr.	3716 Hillsboro Road, Nashville, Tennessee 37215

AUG23'76 CONV

AUG23'76 S'TAX B* 79.30
AUG23'76 R'FEE B* .50
AUG23'76 W'DEED B* 4.00 * 83.80

WARRANTY DEED

FROM Mary S. Wilson, an unmarried woman

TO Albert Horton and wife, Alice Horton

D64293

IDENTIF. REFERENCE

AUG 23 9 53 AM '76
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

D5

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219
Roll 1 - Box 8