This Instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5069 PAGE 623

WARRANTY DEED

Loan # 111399-3

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry Q. Horner et ux	Fid Federal	MAP - 102 - 16
(NAME)	(NAME)	
744 Richfield Drive	426 Union St	Parcel - 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nash. Tenn	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by Harry Q. Horner and wife, Cheryl D. Horner and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Jack D. Walton and wife, Melba Walton

have this day bargained and sold, and do hereby transfer and convey unto the said Harry Q. Horner and wife, Cheryl D. Horner

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Brook Meade, Section 5, as of record in Book 2133, page 102, Register's Office for said County.

Said Lot No. 160 fronts 120 feet on the northeasterly side of Richfield Dr. and extends back 339.2 feet on the southeasterly line and 341 feet on the northwesterly line to a dead line, measuring 120 feet thereon.

Being the same property conveyed to Jack D. Walton and wife, Melba Walton by deed from Russell B. Anderson and Ira J. Estes, Jr., recorded in Book 2442, page 475, Register's Office for said County.

This conveyance is subject to easement for public utilities, anchor easements, building set-back lines and conditions of Owner's Certificate, as shown on Plan of record in Book 2133, page 102, Register's Office for said County, and restrictive covenants of record in Book 2291, page 87, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 43,000.00

Subscribed and sworn to before me, this the 15th day of Sept 19 76

Affiant Harry Q. Horner

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ennis Jr.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 744 Richfield Drive (House Number) Nashville, (Street) Tennessee (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 Harry Q. Horner and wife, Cheryl D. Horner

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 for 1976 taxes which are prorated and assumed by the purchasers

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harry Q. Horner and wife, Cheryl D. Horner

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness Our hand s this 15th day of Sept, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jack D. Walton

Melba Walton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, Jack D. Walton and wife, Melba Walton

the within named 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 15th day of Sept., 19 76.

Commission expires 4/21/80

Mary Ensley
Notary Public

MARY ENSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

SEP 17 76	CONV	40,000.00		
SEP 17 76	S'TAX		B* 114.40	
SEP 17 76	PR'FEE		B* .50	
SEP 17 76	W'DEED		B* 4.00	* 118.90

111399-3

WARRANTY DEED

FROM
Jack D. Walton et ux

TO
Harry Q. Horner et ux

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 68517

IDENTIF. REFERENCE

SEP 17, 3 19 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238