BOOK 5080 PAGE 954

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Annie E. Peoples

TO

Zelma Louis Horton & wife

Jerri L.B. Horton

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use
This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Zelma Louis Horton & wife (NAME) | Guaranty Mortgage Company (NAME) | Map 59-11 |
| Jerri L.B. Horton 701 Ringgold Drive (STREET ADDRESS OR ROUTE NUMBER) | First American Center (STREET ADDRESS) | Par 46 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37237 (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

D73782

INSTRUMENT REFERENCE
Oct 22 2 03 PM '76
REGISTER
FEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 37,500.00 Zelma Louis Horton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 1976.

Notary Public

MY COMMISSION EXPIRES: 1-31-78

(AFFIX SEAL)

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

cash in hand paid by Zelma Louis Horton and wife, Jerri L.B. Horton, and other good and valuable consideration, receipt of which is hereby acknowledged and the agreement by the said Zelma Louis Horton and wife, Jerri L.B. Horton to assume and agree to pay the unpaid balance of a loan in the original principal amount of $29,700.00 to Guaranty Mortgage Company, secured by a deed of trust of record in Book 4878, Page 269, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

ANNIE E. PEOPLES,
Grantor have bargained and sold, and by these presents do transfer and convey unto the said
ZELMA LOUIS HORTON and wife, JERRI L.B. HORTON, Grantees

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. 237 on the Plan of Haynes Manor, Section 2, as of record in Book 3700, page 88, Register's Office for said County, described as follows:

Said Lot begins at a point in the southwesterly margin of Cravath Drive; corner of Lots Nos. 236 and 237; thence in a southwesterly direction 124.0 feet along the common boundary of Lots 236 and 237 to a concrete monument which is the common corner between Lots 237, 238 and 236; thence in a northwesterly direction 122.0 feet along the common boundaries of Lots 238 and 237 to a point in the southeasterly margin of Ringgold Drive; thence in a northeasterly direction 79.40 feet along said margin to a point; thence in a northeasterly direction 39.27 feet around a corner to a point in the southwesterly margin of Cravath Drive; thence 90 feet in a southeasterly direction along the said margin to the point of beginning.

Being the same property conveyed to Wilbert Peoples, Sr. and wife, Annie E. Peoples by deed from Donald Lee and wife, Gwendolyn B. Lee of record in Book 4754, page 679, Register's Office for Davidson County, Tennessee. The Title of Wilbert Peoples, Sr. having been divested out of him and vested in Annie E. Peoples by decree of 4th Cir. Court for Davidson County, Tennessee as of record in MB 99A, page 174.

This conveyance is made subject to the plan of record in Book 3700, page 88, said Register's Office shows an owner's certificate, a 30-foot minimum building setback line from Cravath Drive and 15-foot from Ringgold Drive and a 20 foot easement for public utility and drainage purposes along the easterly line of said lot. Restrictive covenant contained in instrument of record in Book 4062, page 443, and amended in Book 4081, page 854, said Register's Office.

BOOK 5080 PAGE 955 WD-2

This is unimproved (x) improved ( ) property, known as 701 Ringgold Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., EXCEPT AS OF RECORD.

And I, Grantor, do further covenant and bind myself, my 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.

Witness my hand this 8th day of October, 1976

(ANNIE E. PEOPLES)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNIE E. PEOPLES

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 Tennessee, this 8th day of October, 1976.

, Notary Public.

Commission expires 1-31-78.

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

| | | |
|---|---|---|
| STATE TAX | 3% | 97.50 |
| STATE FEE | 6% | .50 |
| | 4.00 | 102.00 |

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 .