PREPARED BY: Edward S. Kelly,Jr.
Attorney at Law
6202 Charlotte Ave.
Nashville, Tennessee
37209

BOOK 5152 PAGE 659

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dorris Wayne Horner et ux	Same	Map 112
(NAME) Rt #1 Old Charlotte Road	(NAME)	Parcel 17
(STREET ADDRESS OR ROUTE NUMBER) Pegram, Tennessee 37143	(STREET ADDRESS)	9 D 14950
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fourteen Thousand and 00/100 ($14,000.00) *Dollars,* cash in hand paid, receipt of which is hereby acknowledged,

we, H. Michael Beard and wife, Patsy Marie Beard,

have this day bargained and sold, and do hereby transfer and convey unto the said Dorris Wayne Horner and wife, Della Lee Joyce Horner,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 9th Civil District of Davidson County, Tennessee, on the west side of the Old Charlotte Road, and south of Gourley Road, described as follows:

Beginning at an iron pin in a fence row on the northeasterly side of H.B. Jones' private drive; thence south 24-degrees 30 minutes west crossing drive and along Roy Jones westerly line 172.5 feet to an iron pin, Roy Jones' southwest corner; thence south 17 degrees west 53.5 feet to an iron pin; thence north 65 degrees 45 minutes west, 262 feet to an iron pin in fence row; thence north 6° west 196 feet to an iron pin with Mulberry pointers; thence north 69 degrees 30 minutes east 148 feet to an iron pin; thence south 54 degrees 45 minutes east 254 feet to the point of beginning, containing 1.77 acres, more or less.

Being the same property conveyed to Michael H. Beard and wife, Patsy Marie Beard, by deed from Roy Jones and wife, Cynthia Lynn Jones, of record in Book 4536, page 706, Register's Office for said County. H. Michael Beard and Michael H. Beard are one and the same person.

The real estate taxes on the above described property for 1976 are to be paid by the Grantors; the real estate taxes for 1977 are to be assumed and paid by the Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 24th day of May 19 77

Affiant Dorris W Horner

My commission expires 9-7-79 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as Rt. #1, Old Charlotte Rd., Pegram, Tn. 37143 (House Number) (Street) 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 Dorris Wayne Horner and wife, Della Lee Joyce 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 as of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dorris Wayne Horner and wife, Della Lee Joyce Horner, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *day of* May, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Michael Beard — Patsy Marie Beard

H. MICHAEL BEARD — PATSY MARIE BEARD

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* H. MICHAEL BEARD and PATSY MARIE BEARD

the within named bargainor S *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* 28th *day of* May, *19* 77.

Edward A. Kelly Jr., *Notary Public*

Commission expires 11-1-79

EDWARD S. KELLY NOTARY PUBLIC DAVIDSON COUNTY

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 .....

CO	14,000.00	MO	
WD	4.00	MS	
TD		ST	36.40
CC		ST	
MR		PF	.50
UCC		TOTAL	40.90

WARRANTY DEED

FROM
H. MICHAEL BEARD ET UX,
TO
PATSY MARIE BEARD

TO
DORRIS WAYNE HORNER ET UX,
DELLA LEE JOYCE HORNER

E 06158

IDENTIF. REFERENCE

MAY 31 10 16 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

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