BOOK 5209 PAGE 946

WARRANTY DEED

(CORPORATE FORM)

"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred Horton, Sr. & Charles Binkley	Same	Map 143-3
8207 Sawyer Brown Rd (NAME)	(NAME)	Parcel 5
SECT. ONE - D7 Nashville Tenn. 37221 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FB 7D-37022
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

TRIANGLE RANCHLANDS, INC., a Tennessee corporation, Grantor, *has bargained and sold, and does hereby transfer and convey unto the said* FRED HORTON, SR. and CHARLES BINKLEY, as tenants in common of an undivided one-half interest, their ~~successors~~, *heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

BEING Lot No. 118 on the Plan of Warner Park Valley, Section I, as of record in Book 3600, pages 3, 4 and 5, as amended in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Triangle Ranchlands, Inc., a Tennessee corporation, by deed from Murphree Realty Company, a Tennessee corporation, of record in Book 4665, page 988, said Register's Office.

SUBJECT to Restrictive Covenants recorded on December 12, 1962, in Book 3466, page 89, as amended in Book 3577, page 511, as further amended in Book 3702, page 465, said Register's Office; SUBJECT to Owner's Certificate, setback line and easement shown on Plan of record in Book 3600, page 14, said Register's Office; and SUBJECT to 1977 taxes, which have been prorated and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 3,000.00

Subscribed and sworn to before me, this the 17th day of October, 19 77

Affiant

My commission expires: 9-12-79

(Affix Seal)

Notary Public

unimproved XX
This is improved ( ) property, known as Vaughn's Gap Road, Nashville, Tennessee, 37205.
(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 Grantees, their ~~successors~~ *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered,* unless otherwise herein set out.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 17th *day of* October, *19* 77 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TRIANGLE RANCHLANDS, INC.,
a Tennessee corporation

By
John W. Murphree, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public of the State and County aforesaid, personally appeared John W. Murphree, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the TRIANGLE RANCHLANDS, INC., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee this 17 day of October, 1977.

[illegible]
Notary Public

Commission expires 9-10-78

ROBERT PAGE THOMAS NOTARY PUBLIC DAVIDSON

WARRANTY DEED

FROM

TRIANGLE RANCHLANDS, INC.

TO

FRED HORTON, SR. and
CHARLES BINKLEY

E. 3. I. 5. 6. 3

IDENTIF. REFERENCE

OCT 17 3 58 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 17 77	CONV	*3,000.00			
OCT 17 77	S'TAX		B*	7.80	
OCT 17 77	PR'FEE		B*	.50	
OCT 17 77	W'DEED		B*	4.00	* 12.30

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE