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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

John M. Horvath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 1978.

Sara A. Shaw
Notary Public

MY COMMISSION EXPIRES: 8-24-80.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
John M. Horvath	Exchange Bond & Mortgage Corporation	500-12396
(NAME)	(NAME)	
1531 Antioch Pike	1835 Savoy Drive, NE	148-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Atlanta, GA 30341	56
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joyce Ann Turner Julian, & husband Cecil G. Julian, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Horvath et ux Joyce A. Horvath

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 316 on the Plan of Cherokee Hills, Section 3, of record in Plat Book 3500, Page 79, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to David L. Turner and wife, Joyce G. Turner of record in Book 4127, Page 331, said Register's Office.

Having since been awarded to Joyce Ann Turner by divorce decree #54506, 4th Circuit Court, Davidson County, recorded in Book 4417, Page 325.

Joyce G. Turner, Joyce Ann Turner, and Joyce Ann Turner Julian is one and the same person.

Cecil G. Julian, Jr. herein joins to convey any and all rights and interest he may have, especially his marital rights.

This conveyance is subject to restrictions, of record in Book 3703, Page 311, said Register's Office.

This conveyance is subject to a public utility easement and building lines, of record in Plat Book 3500, Page 79, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is ( ) unimproved ( ) improved property, known as 1531 Antioch Pike Antioch, TN 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 29TH day of JUNE, 19 78

Joyce Ann Turner Julian — Joyce Ann Turner Julian

Cecil G. Julian, Jr.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Ann Turner Julian

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 29TH day of JUNE 1978

Commission expires 6-24-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

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WARRANTY DEED

FROM Joyce Ann Turner Julian

TO John M. Horvath

IDENTIFICATION REFERENCE

JUL 10 11 42 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

File Box #12

JUL 10 78	CONV	32,000.00			
JUL 10 78	S'TAX		B*	83.20	
JUL 10 78	PR'FEE		B*	.50	
JUL 10 78	W'DEED		B*	4.00	* 87.70