This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5327 PAGE 954

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James M. Horwath et ux | SAME | Map 135-5 |
| (NAME) 325 Honeyhill Dr. | (NAME) | Parcel 25 |
| (STREET ADDRESS OR ROUTE NUMBER) Nash 37217 Tenn | (STREET ADDRESS) | |
| (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 James M. Horwath and wife, Sharon Horwath and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

| | | | | |
|---|---|---|---|---|
| AUG21 78 | CONV | 44,000.00 | | |
| AUG21 78 | S'TAX | | B* 114.40 | |
| AUG21 78 | PR'FEE | | B* .50 | |
| AUG21 78 | W'DEED | | B* 4.00 | * 118.90 |

We, Alfred Leroy Hodges and wife, Pamela S. Hodges

*have this day bargained and sold, and do hereby transfer and convey unto the said* James M. Horwath and wife, Sharon Horwath, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Town Park Estates, as of record in Book 3300, page 86, Register's Office for said County.

Said Lot No. 29 fronts 51.62 feet on the westerly side of Honeyhill Drive and extends back 230.0 feet on the southerly line and 210.0 feet on the northerly line to a dead line measuring 82.41 feet thereon.

Being the same property conveyed to Alfred Leroy Hodges and wife, Pamela S. Hodges, by deed from John H. Batts and wife, Brenda H. Batts, of record in Book 4585, page 434, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for public utilities, 30-foot setback line from Honeyhill Drive,and conditions of Owner's Certificate of record in Book 3300, page 86, Register's Office for said County; and restrictive covenants of record in Book 3400, page 120, as amended in Book 3436, page 43, Register's Office for Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me, this the 21st day of August 19 78

Affiant:

My commission expires: (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 325 Honeyhill Drive (House Number) (Street) Nashville, Tennessee 37217 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* James M. Horwath and wife, Sharon Horwath, 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 1978 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* James M. Horwath and wife, Sharon Horwath, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 15th *day of* August, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alfred Leroy Hodges

Pamela S. Hodges

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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,* Alfred Leroy Hodges and wife, Pamela S. Hodges

*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* 15th *day of* August, *19* 78

Diane M. [illegible] Notary Public

*Commission expires* 8-6-80

DIANNE M. LACKEY 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* .....

**WARRANTY DEED**

FROM

Alfred Leroy Hodges et ux

TO

James M. Horwath et ux

E 8 4 1 7 3

IDENTIF. REFERENCE

AUG 21 3 13 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
**First Floor — First American Center**

**Phone 255-4631**
**NASHVILLE, TENNESSEE 37238**