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

BOOK 5447 PAGE 411

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| William F. Henderson and wife, Sara A. Henderson | Third National Mortgage Company | 160-14A-9 |
| (NAME) 5663 OAKES DRIVE | (NAME) P. O. Box 2628 | |
| (STREET ADDRESS OR ROUTE NUMBER) Brentwood, Tn. 37027 | (STREET ADDRESS) Nashville, Tennessee 37219 | |
| (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 William F. Henderson and wife, Sara A. Henderson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Connell E. Horn and wife, Marjorie C. Horn

*have this day bargained and sold, and do hereby transfer and convey unto the said* William F. Henderson and wife, Sara A. Henderson

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

Land in Davidson County, Tennessee comprising a portion of Highland Courts, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 30th day of April, 1976, and recorded in the Register's Office for Davidson County, Tennessee in Book 5024, page 549, and said premises being more particularly described as follows:
Being Lot No. 9 on the Plat of Highland Courts of record in Plat Book 4860, page 101, Register's Office for said County, described as follows:

Said Lot 9 fronts 70.00 feet on the westerly margin of Oakes Drive and extends back between parallel lines 130.0 feet to a rear line measuring 70.00 feet thereon.

Being part of the property conveyed to Connell E. Horn by deed from Lewis D. Pride, Trustee of record in Book 5085, page 704, Register's Office for said County.

This conveyance is subject to terms, provisions, covenants, conditions, easement and rights established by and contained in the Master Deed of Highland Courts, Condominium a Horizontal Property Regime, foled January 31, 1974 and recorded in Book 5024, page 549, said Register's Office, and the plat recorded in Book 4860, page 101, said Register's Office and the By-Laws of the association of owners of Highlands Courts, as recorded in Book 5024, page 557, said Register's Office; and the recorded plan shows an Owner's Certificate, a 10-foot setback line from rear line, 15-foot setback line from southerly line, 20-foot setback line from northerly line, a 32-foot setback line from Oakes Drive, and a public utility and access easement along the entire northerly line, and a 5-foot easement across the westerly front lines.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80.00

Subscribed and sworn to before me, this the 5th day of June, 19 79

My commission expires: 8-12-81 (Affix Seal)

Affiant

Notary Public

This is improved (XX) unimproved ( ) property, known as 5663 Oakes Drive, Brentwood, Tennessee 37027
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 1979 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 our hands this* 5th *day of* June, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Connell E. Horn

Marjorie C. Horn

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Doris E. Moran *for said County and State,* Connell E. Horn and wife, Marjorie C. Horn *a Notary Public in and*

*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* 5th *day of* June *, 1979*

*Commission expires* 8-12-81

Doris E. Moran *Notary Public*

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* .

*Commission expires* *Notary Public*

8249

**WARRANTY DEED**

FROM
Connell E. Horn and wife,
Marjorie C. Horn

TO
William F. Henderson and wife,
Sara A. Henderson

F: 3 3 6 1 0

IDENTIF. REFERENCE

JUN 8 12 26 PM '79

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**

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5447 PAGE 413

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 80750.00- CO | |
| | | | 209.82 CO TX | |
| | | | .50 MO TX | |
| | VD | | .50- MO TX | |
| | | | .50 PRFEE | |
| | | | 4.00 WDEED | |
| | | | CHECK 214.32- | |
| | | | 8249A06/08/79 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 23610

IDENTIFICATION REFERENCE

JUL 8 12 26 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 689220