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

BOOK 5751 PAGE 827

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Howard Patrick Horton and wife, Mildred G. Horton | Security Federal Savings & Loan Assn | 117-15A-12 |
| C-4 (NAME) | (NAME) | |
| 1809 Hillmont Drive | P. O. Box 15917 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | Nashville, Tennessee 37215 | |
| (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 Howard Patrick Horton and wife, Mildred G. Horton and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Howard Patrick Horton and wife, Mildred G. Horton have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $49,600.00, secured by deed of trust of record in Book 5545, page 188, Register's Office for Davidson County, Tennessee,

Buchanan-Tallent Properties

*have this day bargained and sold, and do hereby transfer and convey unto the said* Howard Patrick Horton and wife, Mildred G. Horton *the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Parcel No. 12, being Unit No. TH-C-4, in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Buchanan-Tallent Properties by deed from Ervin M. Entrekin, Trustee, of record in Book 5426, page 200, Register's Office for said County.

This conveyance is subject to the Master Deed Establishing a Horizontal Property Regime of The Green Hills Terrace, of record in Book 5304, page 702, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5304, page 745, Register's Office for said County; an easement of record in Book 4320, page 896, Register's Office for said County and an easement to Metropolitan Government for Sanitary Sewers and/or Storm drainage of record in Book 3879, page 569, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ $58,864.72

Subscribed and sworn to before me, this the 29th day of May 19 81

Affiant

My commission expires: 1-18-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as C-4 1809 Hillmont Drive, Nashville, Tennessee 37215
(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 1981 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* 29th *day of* May 19 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BUCHANAN-TALLENT PROPERTIES

/s/ SAM A. BUCHANAN, III partner
By: Thomas C. Scott, atty in fact

/s/ GUY S. TALLENT partner
By: Thomas C. Scott, atty in fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ....., *a Notary Public in and for said County and State,* .....

.....

.....

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....*

.....*Notary Public*

*Commission expires*.....

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* ~~Buchanan-Tallent Properties~~,
*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* Nashville, Tennessee,
*this.....day of....., 19.....*

.....*Notary Public*

*Commission expires*.....

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of May, 1981, before me personally appeared Thomas C. Scott, to me known to be the person who executed the foregoing deed in behalf of Sam A. Buchanan III and Thy S. Tallent, partners d/b/a Buchanan-Tallent Properties, and acknowledged that he executed the same as the free act and deed of said Sam A. Buchanan III and Thy S. Tallent.

Witness my hand and official seal at office in Nashville, Tennessee, this 29th day of May, 1981.

Juanita O. Thomas
Notary Public.

My commission expires: July 21, 1984

PLEASE RETURN TO 5-23960
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
~~NASHVILLE, TENN. 37238~~

**WARRANTY DEED**

FROM
Buchanan-Tallent Properties
TO
Howard Patrick Horton and wife,
Mildred G. Horton

G 4 4 2 7 3

IDENTIF. REFERENCE

JUN 2 10 29 AM '81
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5751 PAGE 829

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 56[illegible].72- | CO |
| | | | 153.14 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | MDEED |
| | | | CHECK | 159.64- |
| | | | 875BAL6/02/81 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.4.42 7 3

T
IDENTIF. REFERENCE

JUN 2 10 29 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 824935