FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $72,000.00

Samuel E. VanHorn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 1981.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Samuel E. & Ruth J. VanHorn (NAME)	Commerce Union Bank (NAME)	136-14
116 Blue Water Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Par. 89
Nashville, Tn. 37217 (CITY) (STATE) (P O ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	2D-62998

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, Oakley Harry Garner and wife, Kathryn Elaine Garner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel E. Van Horn and wife, Ruth J. Van Horn

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. 94 on the plan of Castlegate, Section 1, of record in Book 4460, page 115, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Oakley Harry Garner and wife, Kathryn Elaine Garner by Deed from A. J. Johnson and wife, Gail Johnson of record in Book 5165, page 431, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the mortgage held by Commerce Union Bank of record in Book 5165, page 433, said Register's Office. Escrow account to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants of record in Book 4649, page 295, and such easements and setback lines of record in Book 4460, page 116, said Register's Office.

unimproved ( )
This is improved (XX) property known as 116 Blue Water Circle (House Number) (Street) Nashville, Tn. 37217 (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 our hands this 22nd day of June, 19 81

Oakley Harry Garner

Kathryn Elaine Garner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oakley Harry Garner and Kathryn Elaine Garner

the bargainors, 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 22nd day of June, 19 81

Commission expires 4/21/85

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

G. 4. 7. 3 7 0

WARRANTY DEED

FROM
Oakley Harry Garner and wife,

Kathryn Elaine Garner

TO
Samuel E. Van Horn and wife,

Ruth J. Van Horn

IDENTIF. REFERENCE

JUN 22 10 43 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville tennessee 37217

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

BOOK 5760 PAGE 127

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			72000.00- CO	
			187.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 193.70-	
			2595A06/22/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4. 7. 3 7 0

IDENTIF. REFERENCE

JUN 22 10 43 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 828655