FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 81.

Notary Public

MY COMMISSION EXPIRES: January 22, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase A. Horton et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	117-10 *
2313 Woodmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	10
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	7DA-31275

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, Marion L. Ward, Jr. and wife, Penny B. Ward,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chase A. Horton and wife, Janette H. Horton,

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:

LAND in Davidson County, Tennessee, being a parcel of land fronting 200 feet on the southerly margin of Woodmont Boulevard, formerly Woodmont Avenue, being the westerly 170 feet of Lot No. 20 and a thirty foot strip of land adjoining thereto on the west thereof, in Block No. 4, on the Plan of "Woodmont Estates", as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, which land is more particulary described as follows:

BEGINNING at a point in the southerly margin of Woodmont Boulevard, formerly Woodmont Avenue, 123.7 feet westwardly from the northeast corner of Lot No. 20 in Block 4 on the plan of the "Woodmont Estates" and running thence south 7 degrees, fifteen minutes west 360 feet to the southerly margin of said Lot No. 20; thence westwardly along the southerly margin of said Lot No. 20, to the westerly margin of said Lot No. 20, and then continuing in the same line westwardly 30 feet to the westerly margin of Lot No. 16 in said Block No. 4; thence north 7 degrees 15 minutes east 360 feet to the southerly margin of Woodmont Boulevard; thence easterly along the southerly margin of said Woodmont Boulevard, 200 feet to the point of beginning. This tract of land includes the westerly 170 feet of Lot No. 20 and the thirty-foot strip of land lying between said Lot No. 20 and Lot No. 16 in said Block 4 on the Plan of "Woodmont Estates".

BEING the same property conveyed to Marion L. Ward, Jr., and wife, Penny B. Ward, by deed from W. L. Bainbridge, Jr., a widower, of record in Book 4670, page 817, Register's Office for Davidson County, Tennessee.

* SEE BACK.

This is improved (XXX) unimproved ( ) property, known as 2313 Woodmont Boulevard, Nashville, Tennessee 37215
(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 our hand s this 23rd day of October, 19 81

Marion L. Ward, Jr.

Penny B. Ward

Marion L. Ward, Jr.

Penny B. Ward

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion L. Ward, Jr. and Penny B. Ward,

the 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 23rd day of October 19 81.

Commission expires January 22, 1984

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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
MARION L. WARD, JR. ET UX

TO
CHASE A. HORTON ET UX

G 6 5 6 4 0

IDENTIF. REFERENCE

OCT 26 2 52 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219
Box 1, Box 8 dp

*It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Fidelity Federal Savings & Loan Association of record in Book 4670, page 819, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

4589 10/26 440.44 - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5811 PAGE 132

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
			160900.00-	CO
			433.94	CO TX
			.50	PRFEE.
			6.00	WDEED
			CHECK	440.44-
4986A10/26/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

665640

IDENTIF. REFERENCE

Oct 26 2 52 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 850225