FORM NO. WD-1

BOOK 6132 PAGE 739

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$45,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 1983

Notary Public

MY COMMISSION EXPIRES: 10-24-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RYAN P. HORTON (NAME)	First Tennessee Bank, NA Memphis (NAME)	MAP 108-2
939 Shauna Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Division, Box 474 (STREET ADDRESS)	PAR 14
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	3D-60608

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, THERESA LYNN BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RYAN P. HORTON and wife, VANESA A. 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 Lot No. 41 on the Plan of Malvin Heights, as of record in Book 2330, Page 83, Register's Office for Davidson County, Tennessee, and described as follows:
BEGINNING at a point in the northerly margin of Elm Hill Pike, at the easterly corner of Lots 41 and 42; thence with the line between said lots, northeasterly 137 feet to a corner of Lot 40; thence with the line between Lots 40 and 41, westerly 126.7 feet to the easterly margin of Shauna Drive; thence with the margin of the same, southerly 94 feet to the beginning of a curve; thence around said curve, southeasterly 31.44 feet to the northerly margin of Elm Hill Pike; thence with the margin of same, easterly 100 feet to the point of beginning.

BEING the same property conveyed to Theresa Lynn Baker by deed from Juanita M. Binkley and husband James W. Binkley, of record in Book 6098, Page 284, Register's Office for Davidson County, Tennessee. The said Theresa Lynn Baker having since married and her husband Ricky P. Baker joining in this conveyance for the purpose of conveying all of his right title and interest in said property.

09/08 123.50- CHECK

5787

This is unimproved ( ) improved (X) property, known as 939 Shauna Drive, Nashville, Tn. 37214
(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 ~~his~~ hand this ~~30th~~ 1st day of ~~August~~ September, 1983

Theresa Lynn Baker
THERESA LYNN BAKER

Ricky P. Baker
RICKY P. BAKER

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 THERESA LYNN BAKER and husband RICKY E. BAKER

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 30th day of August, 1983.

Commission expires 10/19/86

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

WARRANTY DEED

FROM
THERESA LYNN BAKER

TO
RYAN P. HORTON
VANESA A. HORTON

PREPARED BY:
SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

IDENTIF. REFERENCE

SEP 8 11 09 AM '83
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

H 7.2 2 9 8

6135 338

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6132 PAGE 741

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
			45000.00-	CO
			117.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	123.50-
5787A09/08/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.2 2 6.8

IDENTIF. REFERENCE

SEP 8 11 09 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 977132