85-5-31 FILE BOX 4

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6560 PAGE 297

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

W. Baxter Masters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 1985

Notary Public

MY COMMISSION EXPIRES: 2/19/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, ONE CHURCH STREET BUILDING, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. BAXTER MASTERS (NAME)	"OWNER" (NAME)	118-7-3
112 Trace End Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BH 1950
Franklin, TENNESSEE 37064 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, VELLEDA G. HORN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. BAXTER MASTERS AND WIFE, PATRICIA ANN MASTERS

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. 43 on the Plan of Berrywood Subdivision of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee.

SAID Lot 43 fronts 80 feet on the southwesterly side of Larmon Avenue and extends back 263.4 feet on the northwesterly line and 274.1 feet on the southeasterly line to a dead line in the rear measuring 80.7 feet thereon.

BEING the same property conveyed to Howard S. Horn and wife, Valleda G. Horn, by deed from Oakhill Homes, Inc. of record in Book 1914, page 277, Register's Office for Davidson County, Tennessee, The said Howard S. Horn having since died.

This conveyance is subject to restrictive covenants of record in Book 1855, page 478, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved (XX) improved ( ) property, known as 2703 LARMON DRIVE (OR AVENUE) NASHVILLE, TENNESSEE
(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 my hand this 17th day of May, 1985

Velleda G. Horn
VELLEDA G. HORN

OFFICIAL RECEIPT

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 Velleda G. Horn, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 1985.

Notary Public

Commission Expires 2/19/86

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
VELLEDA G. HORN, UNMARRIED

TO
W. BAXTER MASTERS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

J 0 5 9 3 3

IDENTIF. REFERENCE

MAY 17 3 30 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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- CAMT.
187.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 193.70-
941 2A05/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J05933

IDENTIF. REFERENCE

MAY 17 3 30 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 136062