STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

X Dwight W. Horton SR.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 19 89.

Notary Public Millie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dwight W. Horton, Sr. (NAME) | Investors Federal Savings Bank (NAME) | MAP 60-3 |
| 149 Oak Park Drive (STREET ADDRESS OR ROUTE NUMBER) | 2021 Richard Jones Road (STREET ADDRESS) | PARCEL 84 |
| Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37215 (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, Henry M. James, Sr. and wife, Charlene James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dwight W. Horton, Sr. and wife, Joyce E. 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. 107 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for said County.

SAID Lot No. 107 fronts 116.0 feet on the northerly side of Oak Park Drive and extends back 147.23 feet on the easterly line and 102.97 feet on the westerly line, to a dead line in the rear measuring 89.22 feet thereon.

BEING the same property conveyed to Henry M. James, Sr. and wife, Charlene James by deed from William Oakley Nichols and wife, Jo Ann Nichols, filed of record in Book 4922, page 926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

6 7 8 1 1

IDENTIFI REFERENCE

SEP 21 8 31 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

6674 09/21 0101 03CHECK 279.25

This is unimproved ( ) property, known as ~~149 Oak Park Drive, Nashville, TN 37207~~
This is improved (XX) property, known as
(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 ~~18th~~ day of September, 19 89

Henry M. James, Sr. Charlene James

BOOK 7942 PAGE 921

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Henry M. James, Sr. and wife, Charlene James

(or proved to me on the basis of satisfactory evidence) 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 18th day of September, 19 89

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE
County of Davidson

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the Henry M. James, Sr. 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 _____.

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at Century 21 Seals Realtors on this the 18th day of September, 19 89

My commission expires May 8, 1991

Ollie Mai Parsley Notary Public

WARRANTY DEED

FROM

Henry M. James, Sr. and wife,

Charlene James

TO

Dwight W. Horton, Sr. and wife, Joyce E. Horton

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7942 PAGE 922

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

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

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT 82500.00 |
| | | | | CON TX 272.25 |
| | | | | PRFEE 1.00 |
| | | | | MTGFEE 6.00 |
| | | | | TOTAL 279.25 |
| | | | | CHECK 279.25 |
| 09/21/89 | | 01 | | 08:32 0001 6674 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.8 1.1.

IDENTIFI REFERENCE

SEP 21 8 31 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250644