BOOK 8263 PAGE 738

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00262532
BOX 35

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Maxwell G. Horkins, III | First Tennessee Bank | MAP 156-2 |
| (NAME) | (NAME) | |
| 829 Footpath Terrace | P.O. Box 474 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 194 |
| Nashville, TN 37221 | Memphis, TN 38101 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100----------
----------$10.00---------- *Dollars.*

Cash in hand paid by Maxwell G. Horkins, III and wife, Tina J. Horkins, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Jeffery D. Parsley and wife, Lee Anne T. Parsley

Maxwell G. Horkins, III and wife,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Tina J. Horkins

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 755 on the plan of Section Two, Harpeth Woods, of record in Book 5200, page 280, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffery D. Parsley and wife, Lee Anne T. Parsley by deed from Danny Ray Tucker and wife, Susan Davenport Tucker of record in Book 7998, page 576, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to a deed of trust against same made by the grantors dated August 14, 1986 in the amount of $74,740.00 and recorded in the Register's Office for Davidson County, Tennessee in Book 6954, page 108. The grantee agrees to assume and pay the same as part of the consideration of this conveyance. The grantee also hereby assumes the obligation of Richard J. Mengert and wife, Susan D. Mengert, under the terms of the instruments creating the loan to indemnify the U.S. Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* $74,740.76

*Subscribed and sworn to before me this the* 21st *day of* December 19 90

*Affiant*

*My commission expires:* 1-23-93 *(Affix Seal)*

*Notary Public*

STATE OF TENNESSEE

*unimproved ( )*
*This is improved ( ) property, known as* 829 Footpath Terrace, Nashville, TN 37221
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* 21st *day of* December *19* 90 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jeffery D. Parsley
Jeffery D. Parsley

Lee Anne T. Parsley
Lee Anne T. Parsley

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* the undersigned *a Notary Public in and for said County and State* Jeffery D. Parsley and wife, Lee Anne T. Parsley

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

*Witness my hand and official seal at* Nashville, *Tennessee, this* 21st *day of* December, *19* 90.

Notary Public

*Commission expires* 1-23-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

1979 12/26 0101 03CHECK 298.72

81750

IDENTIF. REFERENCE

DEC 26 1 31 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

**WARRANTY DEED**

FROM

TO

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 88440.76
CON TX 291.72
PRFEE 1.00
MDEED 6.00
TOTAL 298.72
CHECK 298.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/26/90 01 13:30 0001 1979

88 R 7 5 0

IDENTIF. REFERENCE

DEC 26 1 31 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 384366