BOOK 8584 PAGE 519

MAR 27 8 30 AM 199
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

9 5 9 2 1.

This Instrument Prepared By:

Mail

Brenda Franks Hale
Hale and Hale, Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:
Kristina L. Horn
1236 General George Patton Road
Nashville, Tennessee 37221

SEND TAX BILL TO:
AmSouth Mortgage Company, Inc.
P. O. Box 847
Birmingham, Alabama 35201-0847

MAP & PARCEL:
Map 94-1
Parcel 245

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

0582 03/27 0101 03CHECK 68.79

The actual consideration or value, whichever is greater, for this transfer is $16,700.00.

AFFIANT

Sworn to and subscribed before me
this 24th day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 4/21/93

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid and other good and valuable considerations, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, a part of which is the assumption of an indebtedness in the original principal sum of $21,000.00, dated January 26, 1979, to Collateral Investment Company, secured by trust deed of record in Book 5392, page 753, and assigned to AmSouth Mortgage Company, Inc. of record in Book 7112, page 362, Register's Office for Davidson County, Tennessee, which debt the Grantees herein assume and agree to pay as part payment of the purchase price; **WE, FRANCIS B. SANDERS AND WIFE, MASEL L. SANDERS,** hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto **KRISTINA L. HORN,** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Mabelle Subdivision, of record in Book 547, page 139, Register's Office for said County.

Said Lot No. 24 fronts 49.5 feet on the westerly margin of South Thirteenth Street and extends back 140 feet on the northerly line and 138.5 feet on the southerly line, to a line in the rear measuring 49.7 feet thereon.

Being the same property conveyed to Francis B. Sanders and wife, Masel L. Sanders by deed from Mundaca Investment Corporation of record in Book 7467, page 985, Register's Office for Williamson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Taxes for the year 1992 are a lien against said property, but are not yet due and payable.

2. All matters appearing on the Plan of Mabelle Subdivision of record in Book 547, page 139, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2044, page 293, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 900 South 13th Street, Nashville, Tennessee 37206.

WITNESS our hands this 24th day of March, 1992, in Franklin, Tennessee.

Francis B. Sanders
FRANCIS B. SANDERS

Masel L. Sanders
MASEL L. SANDERS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, personally appeared Francis B. Sanders and wife, Masel L. Sanders, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand this 24th day of March, 1992 in Franklin, Tennessee.

Notary Public

My Commission Expires:

4/21/93

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 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

CAMT 16700.00
CON TX 61.79
PRFEE 1.00
WDEED 6.00
TOTAL 68.79
CHECK 68.79

03/27/92 01 08:30 0001 0582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95921

IDENTIFICATION REFERENCE

MAR 27 8 30 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514956