ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
L. & W. Horton General Partnership P.O. Box 41724 Nashville, TN 37204	New Owners	Map 093-110 Parcel 154.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

26B

BOOK 9957 PG 699

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which have hereby acknowledged, I, Victoria L. Burroughs, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Willliam Barth Horton and Lydia Ann Horton d/b/a L. & W. Horton General Partnership (The "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A for legal description

Being the same property conveyed to Victoria L. Burroughs by Quitclaim Deed from Michael G. Burroughs of record in Book 9670, page 1, said Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Charles A. Ritzen to Victoria L. Burroughs of record in Book 9957, page 697 said Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants.

This is improved property commonly known as 709 2nd Avenue S, Nashville, Tennessee 37210.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of February, 1996.

Notary Public

My Commission Expires 7-24-97

HERMAN A. RUBEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

96 FEB 26 PM 2:08
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0153718
IDENTIF. ↑ REFERENCE

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22 day of February, 1996.

Victoria L. Burroughs

STATE OF MISSOURI)
COUNTY OF JACKSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria L. Burroughs, 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 22 day of February, 1996.

Notary Public

My Commission Expires: C. BRADFORD NELSON
Notary Public - State of Missouri
Commissioned in Jackson County
My Commission Expires Nov. 23, 1998



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

Tract I: Being the southerly 31 feet of Lot No. 6 on Campbell's South Nashville Plan of Lots, as of record in Book U, Pages 682 and 683, Register's Office for said County.

Said part of Lot No. 6 fronts 31 feet on the westerly side of Second Avenue South, formerly Market Street, and runs back between parallel lines 143 1/2 feet to an alley.

Tract II: Being the northerly half of Lot No. 7 on the Plan of Campbell's South Nashville Lots, as of record in Book "U", Pages 682 and 683, Register's Office for said County.

Said northerly half of Lot No. 7 fronts 30 feet on the westerly side of 2nd Avenue, South, formerly Market Street and runs back between parallel lines 143 1/2 feet to an alley.

Tract III: Being a portion of Lot Number 6 on the plan of Campbell's South Nashville Plan of Lots as of record in Book "U", page 682, R.O.D.C., Tennessee and is more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc. dated Feb. 20, 1996 as follows:

Tract of land in Nashville, Davidson County and Described as follows:

Beginning at a "P.K." Nail in the Westerly margin of Second Avenue South as presently located, said point being the Southeast corner of Parcel 246 on Map 93-11 and being the Northeast corner of Parcel 154; thence, leaving said westerly margin along the common line of said parcels, South 66 Degrees 31 Minutes 08 Seconds West 19 Feet to a point; this being the point of beginning for this described easement; thence, continuing along said common line South 66 Degrees 31 Minutes 08 Seconds West 63.0 Feet to a point; thence, leaving the common line of parcels 154 and 246 along new lines along the South line of Parcel 246, North 23 Degrees 28 Minutes 52 Seconds West 0.40 Feet to a point; thence, North 66 Degrees 31 Minutes 08 Seconds East 63.0 Feet to a point; thence, South 23 DEgrees 28 minutes 52 Seconds East 0.40 Feet to the point of beginning, containing 25.20 Square Feet more or less.

1544 02/26 0101 03CHECK 753.00



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

RECEIVED OF _____

FOR _____

BOOK 9957 PG 702

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	200000.00
			CON TX	740.00
			PRFEE	1.00
			MDEED	12.00
			TOTAL	753.00
			CHECK	753.00
02/26/96	01		14:10 0001	1544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153718 IDENTIF. ↑ REFERENCE

96 FEB 26 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009696