0198501

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IDENTIFICATION REFERENCE

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNER:

Theodus Robertson, Jr.
4067 Boyd Drive
Nashville, TN 37218

SEND TAX BILLS TO: Same

99 JUL -1 PM 12:28

PICK-UP

WARRANTY DEED

(Map/Parcel No. 58-00-0/58.00 and 58-00-0/59.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Charles E. Horton and wife, Patricia Ann Horton,** have bargained and sold and do hereby transfer and convey unto **Theodus Robertson, Jr., and wife, Patricia Robertson,** their heirs and assigns, forever, that certain property located and situated in **Davidson** County, Tennessee, and more particularly described as follows:

TRACT ONE:

A TRACT of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, Inc., June 12, 1967, as follows:

BEGINNING at a point on the westerly margin of Drakes Branch Road at the northeast corner of the property conveyed to Robert Alford and wife, of record in Book 1079, page 209, Register's Office for said County; thence with said Alford's northern boundary line north 86 deg. 52' west 951.82 feet; thence north 3 deg. 09' east 644.47 feet; thence south 86 deg. 27' east 834.90 feet to the center of Drakes Branch Road; thence with the center of the same south 10 deg. 10' east 163.14 feet, south 4 deg. 44' east 377.11 feet, and south 9 deg. 23' east 126.70 feet to the beginning, containing 13.43 acres, more or less.

BEING the same property conveyed to Charles E. Horton and wife, Patricia Ann Horton, by deed from Molly Woodcock Alford, a widow, of record in Book 5525, page 374, Register's Office for Davidson County, Tennessee.

TRACT TWO:

LAND in Davidson County, Tennessee, being Lot No. 1 of Block "A" on the Plan of the Subdivision of the W. H. Hall Farm, of record in Book 974, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Charles E. Horton and wife, Patricia Ann Horton by deed from Mollie Alford, a widow, of record in Book 5666, page 527, Register's Office for Davidson County, Tennessee.

The legal descriptions contained herein are the same as those contained in the previous deeds of record.

This conveyance is made subject to right of way of Drakes Branch Road lying within the boundaries of Tract One herein conveyed and to all restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 4951 Drakes Branch Road, Nashville, TN 37218

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TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors 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 except as noted herein and for the 1996 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 28th day of June, 1996.

Charles E. Horton
CHARLES E. HORTON

Patricia Ann Horton
PATRICIA ANN HORTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared to Charles E. Horton and wife, Patricia Ann Horton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 28th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

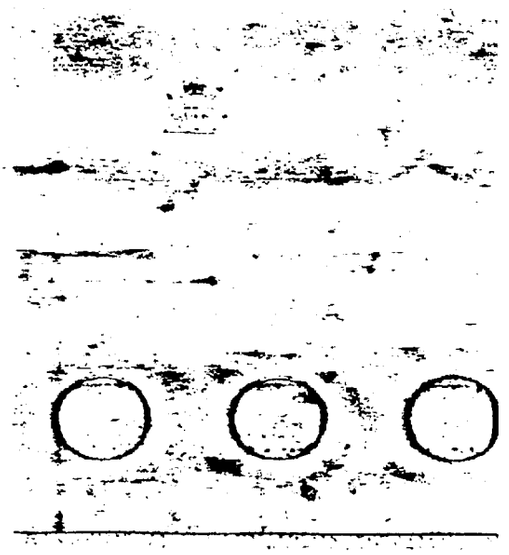
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$70,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

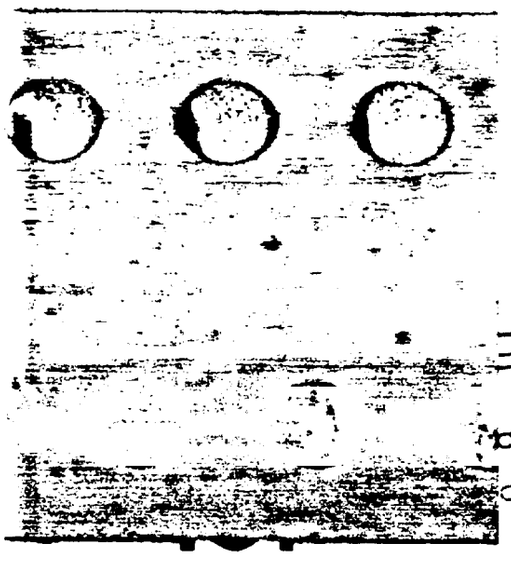
Affiant

Subscribed and sworn to before me this 28th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10104 PG 896

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
				DAMT 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
			07/01/96 01	12:30 0001 9711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 0198501

96 JUL -1 PM 12:28

REGISTER
DAVIDSON COUNTY, TN.

No. 1057452