File Box-9B
First Title & Escrow Company, Inc.

#16055

BOOK 11198 PAGE 370

Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $250,000.00

James Fryer
Affiant

Subscribed and sworn to before me, this 4th day of November, 1998.

Notary Public

My commission expires 9/23/2001

Address of New Owner:	Send Tax Bills to:	Tax Information
Alden Horton, Jr.	Same	Map Parcel
726 Benton Avenue		105-10 287
Nashville, TN 37204		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, James Fryer, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Alden Horton, Jr. and wife, Elizabeth D. Horton, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I

Land in Davidson County, Tennessee, being Lot No. 9 and the easterly 27 feet of Lot No. 8 on the Map of Mrs. H. B. Ridley's Re-subdivision of Blocks 8 and 9 of the Waverly Plan, as of record in Book 421, page 1, Register's Office for said County, described as follows:

Said Lot No. 9 and the easterly part of Lot No. 8 front together 75 feet on the northerly side of Benton Avenue, and run back between parallel lines 171 to a dead line.

Being the same property conveyed to James Fryer, unmarried by deed from Bessie L. Drake of record in book 4743, page 191, said register's office.

Tract II

Land in Davidson County, Tennessee, being portions of Lots Nos. 13 and 14 on the plan of Mrs. H. B. Ridley's Re-subdivision of Blocks 8 and 9 on the plan of Waverly, as of record in Book 421, page 1, Register's Office for said County, described as follows:

Beginning in the southerly line of said lot No. 13 at the intersection thereof with the northerly extension of the line between Lot Nos. 9 and 10 on said plan; thence with said northerly extension, northwardly 90 feet, more or less, to the southwesterly margin of the right of way of Interstate 65; thence with said southwesterly margin, northwestwardly 125 feet, more or less, to the intersection of said southwesterly margin and the westerly line of said lot No. 14; thence with the westerly line of said lot No. 14, southwardly 171 feet, more or less, to the southwest corner of said lot No. 14; thence with the southerly lines of said lots No. 13 and 14, eastwardly 90 feet, more or less, to the point of beginning.

Being the same property conveyed to James Fryer by deed from Jeffery J. Franks and wife, Pamela M. Auble of record in Book 7025, page 258, said Register's Office.

This conveyance is made subject to the following: 1) State and County taxes for the year 1998, a lien, now due and payable in the amount of $1,864.54, Map 105-10 Parcel 287, Field Book No. 16W17250. 2) Restrictive Covenants contained in an instrument of record in Book 4890, page 54, Register's Office for Davidson County, Tennessee. 3) All matters appearing on the plan of record in Book 421, page 1, Register's Office for Davidson County, Tennessee. 4) No insurance is afforded as to the exact amount of acreage contained in the property described herein.

This property is improved property known as 726 Benton Avenue, Nashville, Tennessee 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 4th day of November, 1998

James Fryer

James Fryer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Fryer, the 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 4th day of November, 1998.

Notary Public

My Commission expires: 9/23/200

05 10875

IDENTIFIED AS REFERENCE

98 NOV 10 AM 10:05

RECEIVED AND RECORDED
DAVIDSON COUNTY, TN.

5232 11/10 0101 03CHECK 936.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11198 PAGE 372

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	250000.00
			CON TX	925.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	936.00
			CHECK	936.00
11/10/98	01	10:04	0001	5232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV 10 AM 10:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05 10875
IDENTIFICATION REFERENCE

No. 1370353