This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
ALDEN HORTON, JR. and ELIZABETH D. HORTON, Trustees HORTON LIVING TRUST 726 Benton Avenue Nashville, Tennessee 37204	Same	Map 1-5-10 Parcel 287

Instr:200006300065098 Page: 1 OF 3
REC'D FOR REC 06/30/2000 10:49:08AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

AFFIANT

Sworn to and subscribed before me this 29th day of June, 2000.

Notary Public
My Commission Expires: 7/22/01

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, ALDEN HORTON, JR., and ELIZABETH D. HORTON have this date bargained and sold, and do hereby transfer and convey unto the said ALDEN HORTON, JR., and ELIZABETH D. HORTON, Trustees, or their successors in trust, under the revocable HORTON LIVING TRUST, dated June 29, 2000, and any amendments thereto, certain real estate in Davidson County, Tennessee, more particularly described as follows:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed by James Fryer, an unmarried Man, to Alden Horton, Jr., and wife, Elizabeth D. Horton, by Warranty Deed of record in Book 11198, Page 370, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all easements, covenants, setback lines, conditions and encumbrances of record.

unimproved ( )
This is improved (X) property known as:

726 Benton Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said 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 29th day of June, 2000.

ALDEN HORTON, JR.

ELIZABETH D. HORTON

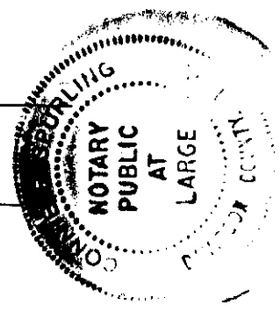
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALDEN HORTON, JR., and ELIZABETH D. HORTON, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of June, 2000.

NOTARY PUBLIC

My Commission Expires: 7/22/03



LEGAL DESCRIPTION

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.

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.