BOOK 8110 PAGE 506

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Tim A. Zimmerman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 90

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tim A. Zimmerman (NAME)	First Republic Mortgage (NAME)	043-05-0 048.00
125 Randy Road (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	11D 44740
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estate of Rosa Few Horner (also known as Rosa Odell Horner), Regina Ann Robinson, Executrix & Devisee, Myrtha Annette Carney, Devisee and Howard Wilson Horner, Jr. Devisee HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim A. Zimmerman and wife, Sarah A. Zimmerman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT

Being Lot No. 67 on the Map of Rainbow Terrace, Section V, as of record in Book 2133, page 72, Register's Office for said County.

Said Lot No. 67 fronts 115 feet on the east side of Randy Road and runs back between lines 348.2 feet on the north line and 349.1 feet on the south line to a dead line in the rear on which it measures 115 feet.

Being the same property conveyed to Howard W. Horner, Sr. and wife, Rosa Few Horner by deed from B. C. & E. Builders, Inc. of record in Book 2296, page 361, Register's Office for Davidson County, Tennessee.*

This conveyance is subject to any and all existing restrictions and easements of record.

*The said Howard W. Horner, Sr. and wife, Rosa Few Horner having since died, with Howard W. Horner, Sr. predeceasing the said Rosa Few Horner. Rosa Few Horner died testate devising her real property in equal parts to the undersigned, Regina Ann Robinson, Myrtha Annette Carney and Howard Wilson Horner, Jr. The undersigned are also the only heirs at law of the said Rosa Few Horner. Last Will and Testament of Rosa Few Horner (also known as Rosa Odell Horner) is on record with the Probate Court Clerk, Davidson County, Tennessee.

unimproved ( ) This is improved (XX) property, known as 125 Randy Road, Madison, TN 37115 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 14th day of May, 19 90

By: Regina Ann Robinson, Executrix
Regina Ann Robinson, Executrix and Devisee

Myrtha Annette Carney
Myrtha Annette Carney, Devisee

Howard Wilson Horner Jr.
Howard Wilson Horner, Jr., Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8110 PAGE 507

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina Ann Robinson, Executrix and Devisee, Myrtha Annette Carney, Devisee, and Howard Wilson Horner, Jr., Devisee of the Estate of Rosa Few Horner

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of May, 1990

Commission expires AT LARGE

NOTARY PUBLIC
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 21, 1992

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

26679

WARRANTY DEED

FROM

Estate of Howard W. Horner, Sr.

TO

Tim A. Zimmerman and wife, Sarah A. Zimmerman

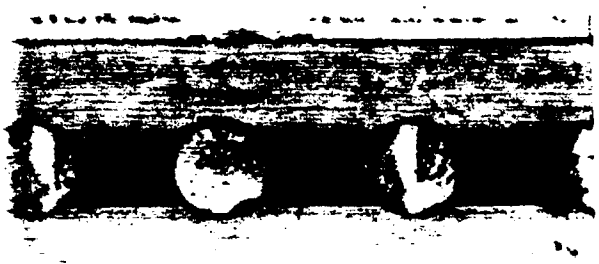
RETURN TO:

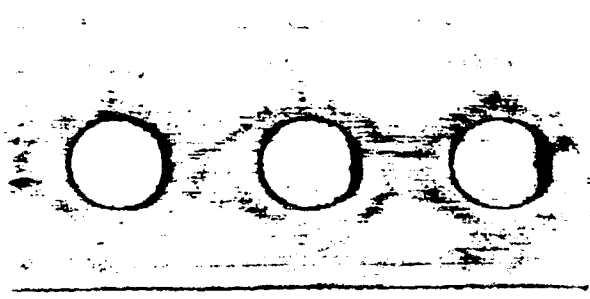
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

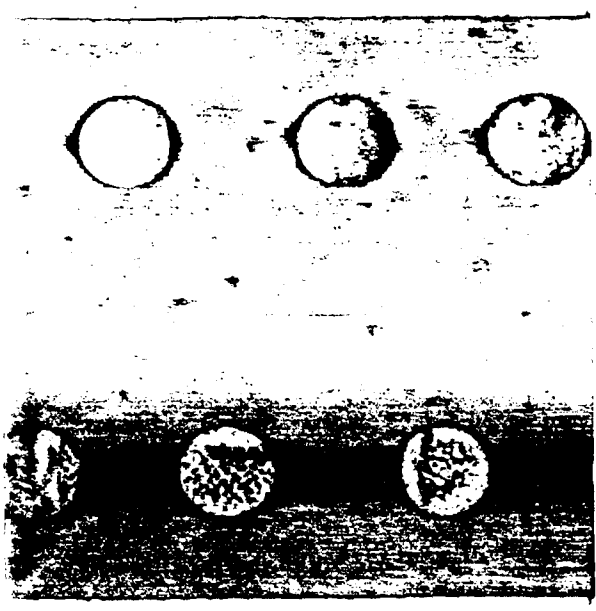
STEVEN G. WATERS
Attorney at Law

MAY 16 2 59 PM '90

2137 05/16 0101 03CHECK 165.40







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

RECEIVED OF _____

FOR _____

BOOK 8110 PAGE 508

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 48000.00
CON TX 158.40
PRFEE 1.00
MDEED 6.00
TOTAL 165.40
CHECK 165.40

05/16/90 01 15:01 0001 2137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26679

IDENTIFICATION REFERENCE

Mar 16 2 59 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 319585