K 9898

WARRANTY DEED

BOOK 9898 PG 611

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 95

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD O. HORNBUCKLE (NAME)	SAME AS NEW OWNER (NAME)	80-8-12
109 BRIARWOOD DRIVE (ADDRESS)	(ADDRESS)	13DA 61265
GREENBRIER, TN 37073 (CITY) (STATE) (ZIP)	(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, CLIFTON ALLEN HORNBUCKLE, SR. AND WIFE, JUANITA HORNBUCKLE AND MARY LOUISE PATY, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD O. HORNBUCKLE, MARRIED

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:

A certain lot of parcel of land in the 13th, formerly the 23rd, Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

BEGINNING at a point in the southern boundary line of the property conveyed to Hornbuckle Plumbing Company by deed from T. E. Howse and wife, of record in Book 2751, page 401, Register's Office for said County, being north 57° 30' east 175 feet from the center of Old Hyde's Ferry Pike said Hornbuckle Plumbing Company's southwest corner, also being a northwest corner of the property conveyed to L. D. Hornbuckle and wife, by deed from T. E. Howse and wife, of record in Book 2334, page 83, said Register's Office; thence with said Plumbing Company's southern boundary line, north 57° 30' east 225 feet to said Plumbing Company's southeast corner; thence south 32° 30' west 60 feet; thence south 57° 30' west 225 feet; thence north 32° 30' west 60 feet to the beginning.

TOGETHER with an easement for ingress and egress over a strip of land 12 feet wide along the southern boundary line of the property conveyed to the said L. D. Hornbuckle and wife, by deed from T. E. Howse and wife, of record in Book 2334, page 83, said Register's Office; running from the easterly margin of the Old Hyde's Ferry Pike, easterly 175 feet to the western boundary line of the

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unimproved ( )
This is improved (X) property, known as 2934 HYDES FERRY ROAD, NASHVILLE, TN 37218
(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 our hand s this 20th day of December 19 95

Clifton Allen Hornbuckle Sr
CLIFTON ALLEN HORNBUCKLE, SR.

Mary Louise Paty
MARY LOUISE PATY

Juanita Hornbuckle
JUANITA HORNBUCKLE

G 611

BOOK 9898 PG 612

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 CLIFTON ALLEN HORNBUCKLE, SR. AND WIFE, JUANITA HORNBUCKLE AND MARY LOUISE PATY, unmarried

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 20th day of December 19 95

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

*** CONTINUATION

above described property, more particularly described as follows:

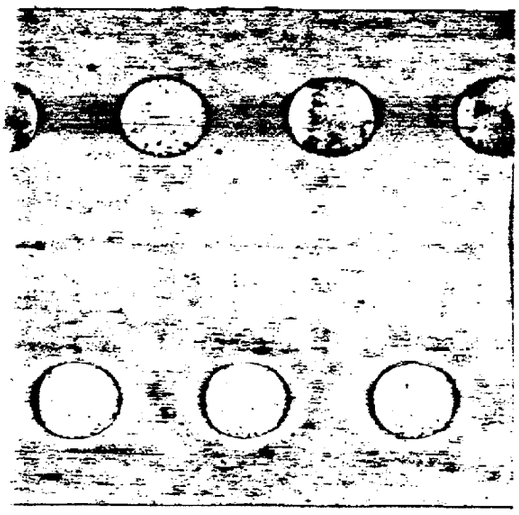
BEGINNING at a point on the easterly margin of Old Hyde's Ferry Pike at the intersection of the easterly margin of said Pike and the northern boundary line of the property conveyed to E. O. Hornbuckle and wife, by deed from Ollie Felts Wright, Trustee, of record in Book 1390, page 604, said Register's Office, also being the intersection of the easterly margin of said Pike and the southern boundary line of the property conveyed to said L. D. Hornbuckle and wife, by deed from T. E. Howse and wife, of record in Book 2334, page 83, said Register's Office; thence with the line between E. O. and L. D. Hornbuckle's property, north 57° 30' east 175 feet; thence north 32° 30' west 12 feet; thence south 57° 30' west 175 feet to the easterly margin of said Pike; thence with same south 32° 30' east 12 feet to the beginning.

BEING the same property conveyed to Clifton Allen Hornbuckle, Sr. and Mary Lousie Paty by QUITCLAIM Deed from HornBuckle Plumbing Repair Company of record in Book 9515, page 329, Register's Office for Davidson County, Tennessee.

Juanita Hornbuckle spouse of Clifton Allen Hornbuckle, Sr. , joins in to convey any interest she may have by reason of her marital status in subject property.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

0135110
IDENTIF. + REFERENCE
95 DEC 27 AM 10:29
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
1995 12/27 0101 93CHECK 126.55



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

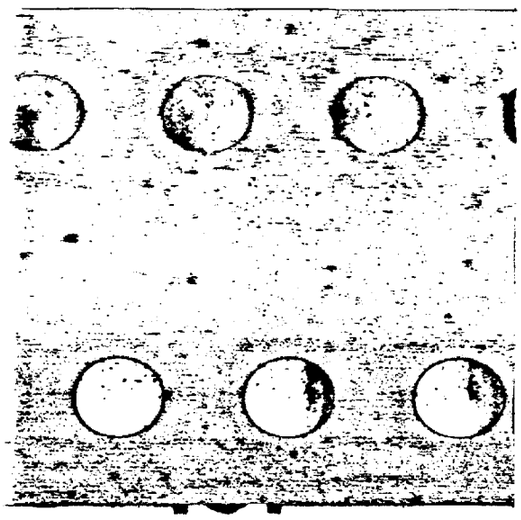
RECEIVED OF _____

FOR _____

BOOK 9998 PG 613

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 31800.00
CON TX 117.66
PRFEE 1.00
WDEED 8.00
TOTAL 126.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 126.66

[illegible] 95 01 10:33 0001 1626

01351'10
IDENTIF. ↑ REFERENCE

95 DEC 27 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990021