THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
David Eugene Hornbuckle 1263 Springfield Highway Goodlettsville, TN 37072	L. D. Hornbuckle P. O. Box 460 Greenbrier, TN 37073	Map 12 Parcel 39 Field Book 10D 21590

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, L. D. HORNBUCKLE and wife, ERA JEAN HORNBUCKLE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto DAVID EUGENE HORNBUCKLE, hereinafter referred to as the "GRANTEE", his heirs and assigns, subject to a life estate retained by L. D.. Hornbuckle and wife, Era Jean Hornbuckle, or the survivor of them, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, lying on the east side of the new highway between Ridgetop and Goodlettsville, bounded as follows:

BEGINNING at a point on the margin of said highway at an iron pin; thence South along the east margin of said highway, 339 feet and 8 inches more or less, to another iron pin; thence in a northeasterly direction 305 feet, more or less, to a point marked by an iron pin; thence in a northwesterly direction a distance of 260 feet, more or less, to the point of beginning.

BEING a lot of ground in a triangular shape, lying wholly on the east side of said highway and bounded on the west by said highway, on the south by the lands of Williamson and Draper and on the north by the lands of Tinnin and Draper and running to a point on the east boundary, said plot containing one-half acre, more or less.

INCLUDED in the above description, but EXCLUDED from this conveyance is a tract of property conveyed to the State of Tennessee of record in Book 6121, page 667, said Register's Office.

BEING the same property conveyed to L. D. Hornbuckle and wife, Era Jean Hornbuckle, by deed from the Bank of Goodlettsville of record in Book 8536, page 324, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1263 Dickerson Road, Goodlettsville, TN 37072.

LIFE ESTATE: The GRANTORS, L. D. HORNBUCKLE and wife, ERA JEAN HORNBUCKLE, reserve for themselves, and the survivor of them, a life estate in and to the real property, as described above, together with the improvements thereon and the appurtenances thereto.

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, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS our hands on this the 28th day of December, 1995.

"GRANTORS"

L. D. HORNBUCKLE

ERA JEAN HORNBUCKLE

"GRANTEE"

DAVID EUGENE HORNBUCKLE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. D. HORNBUCKLE and wife, ERA JEAN HORNBUCKLE, and DAVID EUGENE HORNBUCKLE, 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, at office, this the 28th day of December, 1995.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Sworn to and subscribed before me, this the 28th day of December, 1995.

NOTARY PUBLIC

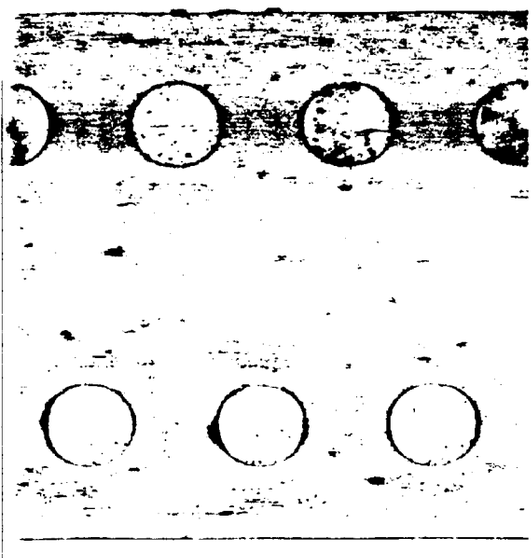
HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

0136258
IDENTIF. & REFERENCE

95 DEC 29 AM 10:18
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

PICK-UP

2849 12/29 0101 03CHECK 268.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9902 PG 654

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

12/29/95 01 10:18 0001 2849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136258
IDENTIF. # REFERENCE

95 DEC 29 AM 10:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 991231