BOOK 9902 660

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.
Brenda Lee Hornbuckle Frady 112 Dora Drive Goodlettsville, TN 37072	L. D. Hornbuckle P. O. Box 460 Greenbrier, TN 37073	Map 025-12-0 Parcel 70

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, JEAN H. HORNBUCKLE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BRENDA LEE HORNBUCKLE FRADY, hereinafter referred to as the "GRANTEE", her heirs and assigns, subject to a life estate retained by L. D.. Hornbuckle and wife, Jean H. Hornbuckle, or the survivor of them, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Ranchwood Estates, Section II, Goodlettsville, Tennessee, and of record in Plat Book 3600, page 67, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 12 fronts 222 feet on a broken line on the easterly side of Dora Drive and runs back between lines 209.28 feet on the northerly line and 190.75 feet on the southerly line to a dead line in the rear which is a broken line upon which it measures 189.97 fee thereon.
>
> BEING the same property conveyed to L. D. Hornbuckle and wife, Jean H. Hornbuckle, by deed from Tony Shane Sloan and wife, Teresa E. Sloan, of record in Book 8544, page 440, 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 112 Dora Drive, Goodlettsville, TN 37072.

LIFE ESTATE: The GRANTORS, L. D. HORNBUCKLE and wife, JEAN H. 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, her 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

"GRANTORS"

L. D. Hornbuckle
L. D. HORNBUCKLE

Jean H. Hornbuckle
JEAN H. HORNBUCKLE

"GRANTEE"

Brenda Lee Hornbuckle Frady
BRENDA LEE HORNBUCKLE FRADY

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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, JEAN H. HORNBUCKLE, and BRENDA LEE HORNBUCKLE FRADY, 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.

Brenda Lee Hornbuckle Frady
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

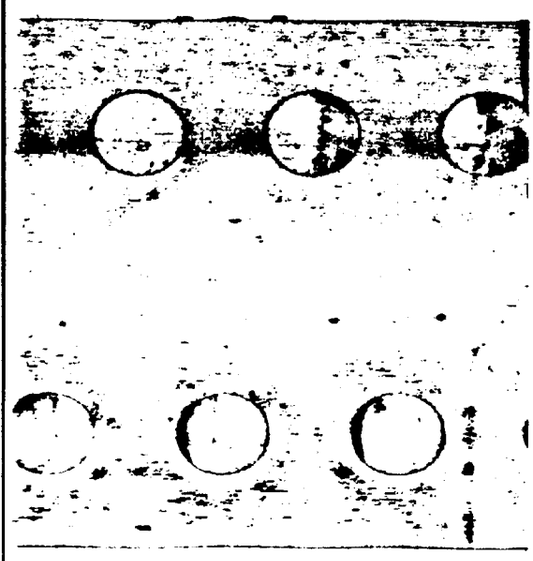
0136260
IDENTIF. & REFERENCE

95 DEC 29 AM 10:19

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2851 12/29 0101 03CHECK 268.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 2851

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136260

IDENTIF. ↑ REFERENCE

95 DEC 29 A11:19

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 991233