Box 5

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Bradley M. McKelvey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 1998.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 11-30-2000

(AFFIX SEAL)

# WARRANTY DEED

BOOK 11204 PAGE 131

**THIS INSTRUMENT WAS PREPARED BY**

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

| ADDRESS NEW OWNERS(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| **Bradley M. McKelvey et ux** (NAME) | SAME (NAME) | 12 |
| **1263 Springfield Hwy** (STREET ADDRESS/ROUTE NUMBER) | (STREET ADDRESS) | 39.00 |
| **Goodlettsville, TN 37072** (CITY/STATE/ZIP) | (CITY/STATE/ZIP) | |

FOR AND IN 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,

**David Eugene Hornbuckle, and wife, Patti Hornbuckle**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley M. McKelvey and wife, Victoria Lynn McKelvey**

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:

See Attached Legal Description

98 NOV 13 PM 1:53
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 05 12335

Subject to the following: easements, setback lines and restrictions of record; zoning regulations and rights for public utilities; taxes for 1998 have been prorated as of date of deed between the parties.

6775 11/13 0101 03CHECK 521.90

This is unimproved ( )
improved ( X ) property, known as 1263 Springfield Hwy (House Number/Street) Goodlettsville (City/Town) TN (State) 37072 (Postal Code)

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 12th day of November, 1998.

David Eugene Hornbuckle
DAVID EUGENE HORNBUCKLE

Patti Hornbuckle
PATTI HORNBUCKLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11204 PAGE 132

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Eugene Hornbuckle, and wife, Patti Hornbuckle,** 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, TN**, this **12th day of November, 1998**.

Notary Public

Commission Expires:

MY COMMISSION EXPIRES 11-25-2000

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 David Eugene Hornbuckle, with a Life Estate held by L.D. Hornbuckle and wife, Era Jean Hornbuckle, or the survivor of them, by deed from L.D. Hornbuckle and wife, Era Jean Hornbuckle, dated December 28, 1995, recorded December 29, 1995, of record in Book 9902, page 652, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 8536, page 324, in the Register's Office for said County.

The said L.D. Hornbuckle and wife, Era Jean Hornbuckle having since conveyed their interest in this property to David Eugene Hornbuckle by Deed recorded in Book 11175, page 883, said Register's Office.

rta/27404

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

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

BOOK 11204 PAGE 134

| | |
|---|---|
| CAMT | 137000.00 |
| CON TX | 506.90 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 521.90 |
| CHECK | 521.90 |

11/13/98 01 13:52 0001 6775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I2335
IDENTIF. & REFERENCE

98 NOV 13 PM 1:53
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371871