Box 44

Instr:200005240052067 Page: 1 OF 2
REC'D FOR REC 05/24/2000 1:12:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.50

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

James A. Hornsby
Affiant

Subscribed and sworn to before me, this 23rd day of May, 2000

Notary Public

My Commission Expires: 5/10/2003

Address New Owner As Follows:
James A. Hornsby
1516 Forrest Avenue
Nashville, TN 37206

Send Tax Bills To:
Union Planters
P.O. Box 1785
Memphis, TN 38101-1785

Map-Parcel Number:
83-9-392

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS OWENS, JR. AND WIFE, BILLIE CHRISTIAN OWENS,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES A. HORNSBY, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 31 feet of Lot No. 25 and the easterly 40 feet of Lot No. 26 on the Plan of Subdivision of the A.V.S. Lindsley 29-acre tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 25 and 26 front together 71 feet on the southerly side of Forrest Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas Owens, Jr. and wife, Billie Christian Owens by deed from Sue Owens Harmon, of record in Book 11528, page 762, Register's Office for Davidson County, Tennessee; by deed from Betty Jean Owens Mangrum, of record in Book 11528, page 764, Register's Office for Davidson County, Tennessee; and by deed from Christine Owens Deering, of record in Book 11528, page 766, Register's Office for Davidson County, Tennessee. The interest of Elsie Mae Hall was devised to Thomas Owens by Will of record in Will Book 199, page 468, Probate Court Clerk's Office for Davidson County, Tennessee. Thomas Owens and Thomas Owens, Jr. are one and the same person.

This conveyance is made subject to:

1. 2000 Metro taxes, a lien, but not yet due and payable, which has been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 57, page 66, Register's Office for said County.

This is improved property known as 1516 Forrest Avenue, Nashville, TN 37206.

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 it covenants with the said Grantee that it is 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 23rd day of May, 2000.

Thomas Owens, Jr.
Thomas Owens, Jr.

Billie Christian Owens
Billie Christian Owens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS OWENS, JR.,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of May, 2000.

Notary Public

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BILLIE CHRISTIAN OWENS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of May, 2000.

Notary Public

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2003

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