Instr:200008110079871 Page: 1 OF 3
REC'D FOR REC 08/11/2000 3:36:52PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $145.04

40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES: 1/27/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edith J. Robinson (NAME)	New Owner (NAME)	MAP 81-5
401 W. Old Hickory Blvd. (ADDRESS)	(ADDRESS)	PARCEL 2
Madison, TN 37115 (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, Sylvia J. Hornbuckle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edith J. Robinson

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 EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

William Hornbuckle joins in the execution of this instrument to convey his interest in the property, including homestead rights, as spouse of Sylvia J. Hornbuckle.

unimproved ( )
This is improved (X) property, known as 1709 Hornbuckle Lane, 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 10th day of August, 2000

Sylvia J. Hornbuckle

William Hornbuckle

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 Sylvia J. Hornbuckle and husband, William 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, Tennessee, this 10th day of August, 2000

Commission expires 1/27/01

Elaine Phillips
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Hornbuckle Lane, said point being the Southwest corner of this tract and also being N 57 degrees 45' 25" E 416.82' from the intersection of the easterly right-of-way line of Hydes Ferry Road with the Northerly margin of Hornbuckle Lane; thence with the common line of Parcels 1 and 2 of Tax Map 81-5 N 30 degrees 00' W 166.37' to a point; thence leaving the line of Parcel 1 and with the line of Northside Addition Section 2 of record in Book 2330, page 121, R.O.D.C., Tn N 57 degrees 45' 28" E 60.00' to a point; thence with the line of Parcel 3 S 30 degrees 00' E 166.37' to a point on the margin of Hornbuckle Lane; thence with the said margin S 57 degrees 45' 25" W 60.00' to the point of beginning.

Being part of the same property conveyed to Sylvia J. Hornbuckle by quitclaim deed from William A. Hornbuckle of record in Book 11302, page 154, said Register's Office.