Davidson County DEEDWARR
Recvd: 11/03/00 14:15 5pgs
Fees:23.00 Taxes:185.93
20001103-0109449

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Charles W. Horner and wife, Frances T. Horner
603 S. Club Court
Hermitage, Tennessee 37076

SEND TAX BILLS:
To New Owners

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, Tennessee 37087

MAP AND PARCEL:

Map	044-15-0
Group	
Parcel	285.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ***Johnny Marvin Ladd, Aileen Ladd Cox, Ella Jean Grigston, James Roy Ladd, William H. McGowan, Louise Johnson Aldridge, Carol Johnson, Dorothy Ann Ladd Hatcher, Ronald Montgomery, William E. Montgomery, Paul Ladd, Mattie Lee Ladd Patrick, Betty Lyle Ladd and Marshall G. Ladd, Sr.***, being all of the heirs at law of ***Mattie Beatrice Stevenson***, Deceased; and ***William I. Gwaltney, Sr., Administrator of the Estate of Mattie Beatrice Stevenson***; all hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ***Charles W. Horner and wife, Frances T. Horner***, 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:

A certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 46, Section C, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, Book 1424, page 66, in Register's Office for Davidson County, Tennessee; fronting 61.6 feet on Debow Street, containing 0.09 acres, more or less; and being further known and designated as 1100 Debow Street.

Subject to and/or reserving two (2) permanent easements for utilities, one (1) nine and one-half (9.5) feet wide and one (1) sixteen and one-half (16½) feet wide, and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Ulner F. Haley and wife, Lora L. Haley by deed from E. I. Du Pont de Nemours and Company, a Delaware corporation, dated July 13, 1950, and filed for record in Book 1906, page 102, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mattie Beatrice Haley Steverson (being one and the same person as Mattie Beatrice Stevenson) by instrument of record in Will Book 106, page 175, in the Probate Court for Davidson County, Tennessee. The said Mattie Beatrice Stevenson died intestate on December 21, 1999, unmarried and without children. Grantors are all of the heirs at law of the said Mattie Beatrice Stevenson. William I. Gwaltney, Sr., Administrator of the Estate of Mattie Beatrice Stevenson, joins in this conveyance.

William I. Gwaltney, Sr., executes this instrument on behalf of the individual Grantors, by virtue of Grantors' fourteen (14) separate, written Limited Powers of Attorney, recorded of even date herewith.

This is improved property known as 1100 Debow Street, Old Hickory, Tennessee 37138.

This conveyance is made subject to all zoning ordinances, health department rules, and restrictions and easements of record, or which a visual inspection of the property would reveal.

Real property taxes for 2000 have been settled between the parties and will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Horner and wife, Frances T. Horner, their heirs and assigns, forever; and we, the Grantors, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of October, 2000.

Betty Ladd Lytle

by William I. Gwaltney, Sr. Atty-in-Fact

Betty Ladd Lytle
by: William I. Gwaltney, Sr.
Attorney-in-Fact

Mattie Lee Ladd Patrick

by William I. Gwaltney, Sr. Atty-in-Fact

Mattie Lee Ladd Patrick
By: William I. Gwaltney, Sr.
Attorney-in-Fact

Paul Ladd

by William I. Gwaltney, Sr. Atty-in-Fact

Paul Ladd
by: William I. Gwaltney, Sr.
Attorney-in-Fact

William E. Montgomery

by William I. Gwaltney, Sr. Atty-in-Fact

William E. Montgomery
By: William I. Gwaltney, Sr.
Attorney-in-Fact

Ronald Montgomery

by William I. Gwaltney Sr. Atty-in-Fact

Ronald Montgomery
by: William I. Gwaltney, Sr.
Attorney-in-Fact

Dorothy Ann Ladd Hatcher

by William I. Gwaltney, Sr. Atty-in-Fact

Dorothy Ann Ladd Hatcher
By: William I. Gwaltney, Sr.
Attorney-in-Fact

Carol Johnson

by William I. Gwaltney Sr. Atty-in-Fact

Carol Johnson
by: William I. Gwaltney, Sr.
Attorney-in-Fact

Louise Johnson Aldridge

by William I. Gwaltney, Sr. Atty-in-Fact

Louise Johnson Aldridge
By: William I. Gwaltney, Sr.
Attorney-in-Fact

William H. McGowan

by William I. Gwaltney, Sr. Atty-in-Fact

William H. McGowan
by: William I. Gwaltney, Sr.
Attorney-in-Fact

James Roy Ladd

by William I. Gwaltney, Sr. Atty-in-Fact

James Roy Ladd
By: William I. Gwaltney, Sr.
Attorney-in-Fact

Ella Jean Grigston
By William I. Gwaltney Sr. Atty-In-Fact

Ella Jean Grigston
by: William I. Gwaltney, Sr.
Attorney-in-Fact

Aileen Ladd Cox
By William I. Gwaltney Sr. Atty-In-Fact

Aileen Ladd Cox
By: William I. Gwaltney, Sr.
Attorney-in-Fact

Johnny Marvin Ladd
By William I. Gwaltney Sr. Atty-In-Fact

Johnny Marvin Ladd
by: William I. Gwaltney, Sr.
Attorney-in-Fact

Marshall G. Ladd, Sr.
By William I. Gwaltney, Sr. Atty-In-Fact

Marshall G. Ladd, Sr.
By: William I. Gwaltney, Sr.
Attorney-in-Fact

William I. Gwaltney Sr. Executor

William I. Gwaltney, Sr.
Administrator of the Estate of
Mattie Beatrice Stevenson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **William I. Gwaltney, Sr.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of **Johnny Marvin Ladd, Aileen Ladd Cox, Ella Jean Grigston, James Roy Ladd, William H. McGowan, Louise Johnson Aldridge, Carol Johnson, Dorothy Ann Ladd Hatcher, Ronald Montgomery, William E. Montgomery, Paul Ladd, Mattie Lee Ladd Patrick, Betty Lyle Ladd and Marshall G. Ladd, Sr.**, the bargainors, as their Attorney-in-Fact; and who acknowledged that he executed the within Warranty Deed for the purposes therein contained, as their Attorney-in-Fact, with full power and authority so to do. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of October, 2000.

Patricia M. Gwinn
NOTARY PUBLIC

PATRICIA M. GWINN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: January 30, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***William I. Gwaltney, Sr., Administrator of the Estate of Mattie Beatrice Stevenson***, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of October, 2000.

Patricia M. Gwinn
NOTARY PUBLIC

My Commission Expires: January 30, 2001

PATRICIA M. GWINN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,250.00.

Charles W. Horner
AFFIANT

Subscribed and sworn to before me this 31st day of October, 2000.

Patricia M. Burri
NOTARY PUBLIC
My Commission Expires: January 30, 2001

