WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

file: Box 13
2131

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hasten Irwin	Countrywide Home Loans, Inc	44-15-285
(NAME)	(NAME)	
1100 Debow Street	P.O. Box 10212	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Van Nuys, CA 91410-0212	
(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, Charles W. Horner , and wife Frances T Horner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hasten Irwin and wife, Ruby Irwin and Debra Irwin, 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

Davidson County DEEDWARR
Recvd: 08/02/01 13:16 2pgs
Fees:13.00 Taxes:294.15

20010802-0082283

unimproved ☐
This is improved ☒ property, known as 1100 Debow Street, Old Hickory, TN 37138
(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 my/our hand(s) this 25th day of July, 2001.

Charles W. Horner

Frances T. Horner

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 Charles W. Horner and wife Frances T. Horner 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2001.

Commission expires: May 26, 2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Elizabeth E. Triplett Notary Public

EXHIBIT A

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 16th, 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 (16 ½) 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 Charles W. Horner and wife Frances T. Horner, by deed of record in Instrument No. 20001103-0109449, , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.