WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,510.00

Stephen F. Heard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2001.

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 12-29-03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/06/01 15:43 2pgs
Fees:13.00 Taxes:445.89

20011106-0121993

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive, Ste. 150
Brentwood, Tennessee 37027

B-2386

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen F. Heard	CTX Mortgage Company	150-07-0 087.00
(NAME)	(NAME)	
500 Country Way Court	216 Centerview Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, James M. Horwath and wife, Sharon Lee Horwarth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen F. Heard and Joyce R. Heard, 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:

Being all of Lot No. 137 as shown on the plan of Section Four-A, "The Country" of record in Plat Book 5200, Page 138 & 139, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Raymond N. Russell and wife, Jerilyn S. Russell by deed of record in Book 9565, Page 895, said Register's Office, and further by Quit Claim Deed from Raymond N. Russell to Jerilyn Sue (Watson) Russell, of record in Book 11149, Page 177, said Register's Office. Being that same property conveyed to James M. Horworth and wife, Sharon Lee Horworth by deed from Jerilynn Sue Russell a/k/a Jerilyn Sue (Watson) Russell, unmarried of record in Book 11149, Page 177, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 500 Country Way Court, Nashville, TN 37013
(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 hands this 31st day of October, 2001.

James M. Horwath
James M. Horwath

Sharon Lee Horwarth
Sharon Lee Horwarth

STATE OF TENNESSEE

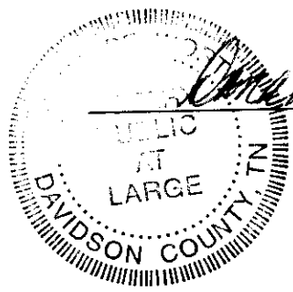
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Horwath and wife, Sharon Lee Horwarth the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of October, 2001.

Commission expires:

11/27/04



Notary Public

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027