WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 01/15/02 15:21 2pgs
Fees:13.00 Taxes:233.10
20020115-0006187

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2002

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires October 25, 2003
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-7527-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frankie E. Horton (NAME)	Columbia National, Incorporated (NAME)	MAP 43-11
117 McArthur Drive (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 102
Madison, TN 37115 (CITY) (STATE) (ZIP)	Columbia, Maryland 21045-6050 (CITY) (STATE) (ZIP)	11D54660

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, married and wife, Frances T. Horner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frankie E. Horton, an unmarried person

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:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, being the Northerly 50 feet of Lot No. 103 on the plan of the re-subdivision of Lots No. 1 and 13 of the Anderson Estates, not of record, described as follows:

Beginning on the westerly margin of McArthur Drive, at the northeast corner of the property conveyed to Frederick H. Binkley and wife, by deed from J. W. Anderson and wife, of record in Book 1261, Page 3, Register's Office for Davidson County, Tennessee; thence with said Drive, northwardly 50 fet to the corner of Lots No. 103 and 104; thence with the line between said two lots westerly 155 feet; thence southwardly 50 feet to Binkley's northwest corner; thence with his northerly line, eastwardly 157-1/2 feet, more or less, to the beginning.

Being the same property conveyed to Charles W. Horner by deed from Kevin McKenna of record in Instrument No. 20010827-0092430, Register's Office for Davidson County, Tennessee.

Frances T. Horner, spouse of Charles W. Horner, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of the marriage.

unimproved ( )
This is improved (X) property, known as 117 McArthur Drive, Madison, TN 37115
(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 hand this 10th day of January, 2002

Charles W. Horner

Frances T. Horner

DCTN01WC

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, married and wife, Frances T. Horner

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 Goodlettsville, Tennessee, this 10th day of January 2002

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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

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

My commission expires _____

Notary Public