Davidson County DEEDWARR
Recvd: 06/03/02 15:43 2pgs
Fees:13.00 Taxes:915.75

20020603-0067010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-28-03

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold T. Hornberger	National Bank of Commerce	160-2-17
(NAME)	(NAME)	
819 Redwood Drive	One Commerce Square, 1st Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Memphis, TN 38150	
(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, **FELICIA SUZANNE WOODS BRAZELTON, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAROLD T. HORNBERGER AND WIFE, GWENDOLYN E. HORNBERGER,**

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 Lot No. 17 and the easterly 36 feet of Lot No. 16 on the Plan of Forest Acres Subdivision, Section 2, as of record in Book 1424, Page 17, Register's Office for said County, and described according to a survey made by William Collier Parrish, Associates, Civil Engineers, May 10, 1956, described as follows:

Beginning on the southerly margin of Redwood Drive, at a point 322 feet east from the northeast corner of the property conveyed to H.C. Young, Jr., and wife , by deed from Carl W, Thulin, in Book 2596, page 437, Register's Office; thence with said Drive, eastwardly 195 feet to the beginning of a curve; thence around said curve with a radius of 20 feet south-eastwardly 31.41 feet to the westerly margin of Forest Acres Drive; thence with the same, southwardly 188.6 feet; thence North 87 degrees West 215 feet; thence northwardly 208 feet to the beginning.

Being the same property conveyed to Felicia Suzanne Woods Brazelton by Quit Claim deed from George Terrill Brazelton of record in Instrument Number 20011207-0134787, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

This is improved ☒ unimproved property, known as 819 Redwood Drive, Nashville, TN 37220

(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 30th day of May, 2002.

Felicia Suzanne Woods Brazelton

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 Felicia Suzanne Woods Brazelton, 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 30th day of May, 2002

Commission expires:

5-28-03

Sharon L. Riney

Notary Public

