WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/02 15:48 3pgs
Fees:18.00 Taxes:297.85

20020905-0107858

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 2002

NOTARY PUBLIC

My Commission Expires March 25, 2006

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Horner	SAME AS NEW OWNER	MAP 60-3
(NAME)	(NAME)	
603 S. Club Street	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	PARCEL 31
(ADDRESS)	(ADDRESS)	
Hermitage, Tn 37076	XXXXXXXXXXXXXXXXXXXXX	
(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, Buddy Jennison, **Devisee under the Will of Joe B. Jennison, deceased**

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:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Linden Grove, Subdivision No. 78-162-11, of record in Book 5190, Page 123, Register's Office for Davidson County, Tennessee, being described as follows:

Beginning at a point on the northerly margin of Ewing Lane at the southwest corner of Lot No. 8 on said Plan; thence with the line between said Lots numbered 8 and 2, northwardly 188.7 feet to the northwest corner of said Lot No. 8; thence South 76 deg 29' West 90.8 feet to a monument; thence South 68 deg. 24' West 102.44 feet to the northeast corner of Lot No. 1; thence southwardly with the line between said Lots numbered 1 and 2, 158.46 feet to the northerly margin of Ewing Lane; thence with same, eastwardly 176.7 feet to the beginning.

INCLUDED BUT EXCLUDED:a strip of land 5 feet in width, running the length of the south boundary and abutting the northerly margin of Ewing Lane, being dedicated to widening of said Lane.

Being the same property conveyed to Flo H. Neil and Joe B. Jennison, in joint tenancy with right of survivorship, and not to them as tenants in common, by Warranty Deed from Flo H. Neil, formerly Flo H. Jennison of record in Book 7492, Page 384, said Register's Office. The said Flo H. Jennison Neil having since died leaving property solely vested in Joe B. Jennison. The said Joe B. Jennison having since died on August 13, 2001 and by Last Will and Testament of Joe B. Jennison of record as Imaging No. 4658/859625 in the Probate Court for Davidson County, Tennessee, property herein described was devised to Buddy Jennison.

CONTINUED

unimproved ( )
This is improved (X) property, known as 219 Ewing Drive, Nashville, Tn 37207
(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 4th day of September, 2002

Buddy Jennison

Buddy Jennison
Devisee under Will of Joe B. Jennison

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 Buddy Jennison

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 instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 4th day of September, 2002.

Commission expires March 25, 2006

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

Notary Public

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

LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF LINDEN GROVE SUBDIVISION OF RECORD IN BOOK 5190, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2018, PAGE 189, AS AMENDED BY INSTRUMENTS OF RECORD IN BOOK 2045, PAGE 26; BOOK 2332, PAGE 521; BOOK 4252, PAGE 99 AND BOOK 4337, PAGE 453, SAID REGISTER'S OFFICE.