box5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Elizabeth D. Horton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12/03/02.

Notary Public

MY COMMISSION EXPIRES: 9/25/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/06/02 08:15 2pgs
Fees:13.00 Taxes:296.00

20021206-0150436

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horton Living Trust (NAME)	SAME (NAME)	105-14-0
726 Benton Avenue (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	127.00
Nashville, TN 37204 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN 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, I,

Oliver W. Brackman III, unmarried, aka Oliver William Brackman III

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Horton Living Trust

HEREINAFTER CALLED THE GRANTEE, ITS 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 the South 40 feet of Lot No. 5 of Block 17 on the Plan of Yarbrough Subdivision of Woodland, of record in Book 161, page 87, Register's Office for said County.

Said Lot fronts 40 feet on the easterly side of White Avenue and extends back between parallel lines 167 ½ feet to an alley in the rear.

Being the same property conveyed to Oliver W. Brackman, III, by deed from Eddie R. Hollis and Oliver W. Brackman, III, dated February 22, 1985, recorded March 12, 1985, in Book 6508, page 382, Register's Office for Davidson County, Tennessee.

NOTE: Legal description is taken from prior deed of record.

Subject to the following: easements, setback lines and restrictions of record in Book 161, page 87, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey. County taxes for current year were prorated as of date of deed between the parties.

This is unimproved ( )
improved (X) property, known as 2100 White Avenue (House Number/Street) Nashville (City/Town) TN (State) 37204 (Postal Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 3rd day of December, 2002.

Oliver William Brackman III

OLIVER W. BRACKMAN III
aka OLIVER WILLIAM BRACKMAN III

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 **Oliver W. Brackman III, unmarried,*** the bargainor(s), 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, as his free act and deed.

Witness my hand and official seal at **Nashville**, **TN**, this **12/03/02**.

Notary Public

Commission Expires: 09/25/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

*aka Oliver William Brackman III