This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 060-030
PARCEL: 0.31
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Cassandra B. Ridley
721 Due West Avenue, Apt. M 206
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 12/27/02 11:52 2pgs
Fees:13.00 Taxes:418.10
20021227-0159630

WARRANTY DEED

THIS INDENTURE, made this 23rd day of December, 2002 between

Charles W. Horner and wife, Frances T. Horner

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Cassandra B. Ridley

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, 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 the 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 Charles W. Horner and wife, Frances T. Horner by deed from Buddy Jennison, Devisee under the Will of Joe B. Jennison, deceased dated 09/04/2002 of record in Instrument # 20020905-0107858, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2002 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Charles W. Horner
Charles W. Horner

Frances T. Horner
Frances T. Horner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles W. Horner and wife, Frances T. Horner the within named bargainors, 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 office this 23rd day of December, 2002.

Notary

My Commission Expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $113,000.00.

Charles W. Horner
Affiant

Sworn to and subscribed before me, this 23rd day of December, 2002.

Notary Public

My Commission Expires: 9/30/06