WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

G-9527-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
Benjamin C. Coman	AmSouth Bank	MAP 43-11
(NAME)	(NAME)	
216 Myatt Drive	2050 Parkway Office Circle	PARCEL 41
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35244	
(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, Ronald W. Horn and wife, Barbara K. Horn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin C. Coman, married

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. 28 on an unrecorded plan in Block 13 of a recorded plan in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, known as Anderson Estates, described as follows:

Beginning at a point 390' from the southeast corner of Myatt Drive and Dupont Avenue on the west margin of Myatt Drive; running thence west 136' to a point; thence north 65' to a point; thence east 136' to a point; thence south, along the west margin of Myatt Drive, 65' to the beginning.

INCLUDED in the above description but SPECIFICALLY EXCLUDED from this conveyance is that portion of the above described property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4354, Page 592, said Register's Office, as follows:

Beginning at a point in the present westerly right of way line of Myatt Drive at the southeast corner of the Tillman Lands; thence westerly along the southerly line of the Tillman Lands, 10 feet to the new proposed westerly right of way line of Myatt Drive; thence northerly along the new proposed right of way line of Myatt Drive, 65 feet to a point in the northerly property line of the Tillman Lands; thence easterly along the northerly property line of the Tillman Lands, 10 feet to Tillman's northeast corner, the same being in the present westerly right of way line of Myatt Drive; thence southerly along the present right of way line of Myatt Drive 65 feet to the point of beginning and containing 650 square feet.

Being the same property conveyed to Ronald W. Horn and wife, Barbara K. Horn by deed from David L. Kelley and Andrew S. Boskind, a joint venture of record in Book 5694, Page 322, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 216 Myatt 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 our hand s this 29th day of January, 2003

Ronald W. Horn

Barbara K. Horn

Davidson County DEEDWARR
Recvd: 01/31/03 13:13 2pgs
Fees:13.00 Taxes:288.60

20030131-0013688

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 Ronald W. Horn and wife, Barbara K. Horn

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 29th day of January 2003

Commission expires 10-25-03

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

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

BETTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Rec'd
5/14