ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Nell S. Holt 4004 Brush Hill Rd. Nashville TN 37216	New Owner	MAP and PARCEL 72-12 207

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Patti Hornbuckle** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Nell S. Holt** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 40 feet of Lot No. 116 and the easterly 20 feet of Lot No. 115 of the Riverside Drive Subdivision of record in Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 115 and 116 adjoin and front together 60 feet on the northerly side of Litton Avenue and run back between parallel lines 150 feet to a dead line according to a survey dated December 8, 1941, by Z.J. Wilkinson, Surveyor.
Being the same property conveyed to James Miller Jones and wife, Emma Hogue Jones, by Deed dated December 1, 1941, from P.M. Estes, Trustee, of record in Book 1199, Page 491, Register's Office for Davidson County, Tennessee. The said James Miller Jones died leaving Emma Hogue Jones as the sole surviving tenant by the entirety. The said Emma Jones conveyed her interest in the subject property to Patti Hornbuckle of Quitclaim Deed of record in Instrument Number 20020529-0065032, Register's Office for Davidson County, Tennessee. Emma Jones and Emma Hogue Jones are one and the same person.

This is property with a common address of 1709 Litton Avenue, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 974, Page 60, said Register's office and all matters therein.**

PROPERTY CONVEYED "AS IS."

Grantor warrants that she does not now nor has she ever lived in the subject property as a married person and that this property is not subject to any marital interests therein.

Davidson County DEEDWARR
Recvd: 04/09/03 13:14 2pgs
Fees:13.00 Taxes:160.95
20030409-0047322

[**STATE OF TENNESSEE**]
[**COUNTY OF DAVIDSON**]
[The actual consideration or value, whichever is greater for this]
[transfer is $43,500.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 9th day of April, 2003.]
[ ]
[My Commission Expires: 1/28/2006]
[Notary Public]

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **9th** day of **April, 2003**.

Patti Hornbuckle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Patti Hornbuckle** , with whom I am personally acquainted, or who 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 **9th** day of **April, 2003**.

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

Notary Public
My Commission Expires: 1/28/2006

File No. 0304-114.wd