Davidson County DEEDWARR
Recvd: 09/26/03 12:13 3pgs
Fees:18.00 Taxes:579.05



20030926-0142812

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, **CHRISTOPHER ALLEN, unmarried,** hereinafter called Grantor, has this day bargained and sold and by these presents does hereby transfer and convey all his right, title and interest unto **STEVEN C. HORNSBY AND WIFE, CATHY HORNSBY**, hereinafter called Grantee, his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, TN, being part of Coronada, a Condominium, as shown on the Plat of record in Book 5200, Page 217, said Register's Office of Davidson County, Tennessee and being more particularly described as follows:
>
> Unit No. 82 on said Plan, being located at 801 Running Deer, as established by and described in the Master Deed, as amended, establishing a Horizontal Property Regime of Coronada, a Condominium, Phase IV.
>
> This being the same property conveyed to Christopher Allen, unmarried, by deed of record in Instrument No. 20020916-0112407, Register's Office of Davidson County, Tennessee.
>
> Map 142-8-B, Parcel 82 CO Field Book No. 9D-02276

TO HAVE AND TO HOLD said land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

And Grantor does covenant with the said grantee, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and it is free from any lien or encumbrance whatsoever, except as herein stated and except 2003 taxes which are now a lien but not yet due and payable and which Grantor agrees to pay.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands 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.

IN TESTIMONY WHEREOF, Grantor has hereunto set his signature on this the 19th day of September, 2003.

CHRISTOPHER ALLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Christopher Allen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and seal of office at Nashville, Tennessee, on this the 19th day of September, 2003.

Notary Public

DAWN M. CODY
NOTARY PUBLIC AT LARGE
HARDEMAN COUNTY, TENNESSEE

My Com. Exp. 7-19-06

DISCLAIMER

PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

****

PROPERTY OWNERS NAME AND ADDRESS (SAME AS PERSON RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES UNLESS OTHERWISE STATED):

Steven C. Hornsby et ux
P.O. Box 477
Bolivar, TN 38008

****

THIS INSTRUMENT PREPARED BY:
CATHY HORNSBY
HORNSBY LAW FIRM
P.O. BOX 477
BOLIVAR, TN 38008

OATH

I, or we, hereby swear or affirm that the actual consideration to this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 156,500.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 19th day of September, 2003.

Notary Public or Register
My Com. Exp. 5-19-04

CHARLOTTE F. BREEDEN
NOTARY
PUBLIC
AT
LARGE
STATE OF TENNESSEE