BOX #14A
G#16668-4

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/03 09:02 2pgs
Fees:13.00 Taxes:1243.76
20031202-0172916

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 336,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Horrell | "New Owner" | MAP 093-14-0 |
| (NAME) | (NAME) | |
| 5639 Granny White Pike | | PARCEL 503.00 |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | [FB #13W-10965] |
| (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, Lankford Contract Hardware & Doors, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Horrell and wife, Gayle Horrell

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:

(TRACT NO. I:)
LAND in Davidson County, Tennessee, being Lot No. 1 and the northerly 12 feet of Lot No. 2 on the Map of James P. Clark's Subdivision of Lot No. 92 of the Barrow Grove Property, of record in Plan Book No. 1, Page 98, Chancery Court of Davidson County, Tennessee, and described as follows:

BEGINNING at the Southwest corner of Fifth Avenue South (formerly Summer Street) and Ash Street, 45 feet to J. R. Sneed's Northeast corner; thence, at right angles to said Fifth Avenue South, westerly and with Sneed's northerly line 210 feet to an alley; thence, with said alley, northerly 45 feet to Ash Street; thence, with the southern margin of Ash Street, easterly 210 feet to the BEGINNING.

BEING the same property conveyed to Lankford Industries, Inc., by Deed from Albert R. Ashley and wife, Marcia Files Ashley, of record in Book 3532, Page 221, Register's Office for Davidson County, Tennessee. The said Lankford Industries, Inc., further conveyed to Lankford Properties, Inc., of record in Book 7675, Page 1, Register's Office for Davidson County, Tennessee. Lankford Properties, Inc., merged with Lankford Contract Hardware & Doors, Inc., and is now known as Lankford Contract Hardware & Doors, Inc., pursuant to Articles of

CONTINUED

unimproved ( )
This is improved (X) property, known as 801 5th Avenue South, Nashville, TN 37203
(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 1st day of December, 2003

Lankford Contract Hardware & Doors, Inc.

By: Douglas R. Lankford, Jr., President

Attest: Sherry A. Hill, Secretary

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____
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, a _____ , 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 _____ , 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

LEGAL DESCRIPTION CONTINUED

Merger of record in Book 7788, Page 895, and correction in Book 7788, Page 898, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Douglas M. Lankford, Jr., and Sherry A. Hill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon their several oaths, acknowledged themselves to be the President and Secretary, respectively, of the Lankford Contract Hardware & Doors, Inc., the within named bargainor, a Tennessee corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such officers.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2003.



My Commission Expires: 4/10/05

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05