Davidson County DEEDWARR
Recvd: 12/17/03 14:12 2pgs
Fees:13.00 Taxes:288.23
20031217-0180066

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

MAP: 044-11-0
PARCEL: 161.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
David Steele and wife, Christina Steele
506 Jones Street
Old Hickory, TN 37138

WARRANTY DEED

THIS INDENTURE, made this 11th day of December, 2003 between

Charles W. Horner and wife, Frances T. Horner

hereinafter referred to as **Grantor**, and

David Steele and wife, Christina Steele

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. 14 on the Plan of Village of Old Hickory, Section "A", of Record Book 1424, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This being the same property conveyed to Charles W. Horner by Cash Deed for Tennessee dated 2/10/2003 from Mel Martinez, Secretary of Housing and Urban Development, of Washington D.C. of record in Instrument Number 20030311-0031868, 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 2003 real property taxes which are to be prorated between the parties and have previously been paid, 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 by Charles W. Horner

Frances T. Horner by Charles W. Horner, Attorney in Fact

Attorney in Fact

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, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of December, 2003.

Notary

My Commission Expires: 12/31/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2003, before me personally appeared ,Charles W. Horner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Frances T. Horner acknowledged that such person executed the same as the free act and deed of Frances T. Horner.

Notary Public

My Commission Expires: 12/31/2006

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 $77,900.00.

Karen Heavener
Affiant

Sworn to and subscribed before me, this 11th day of December, 2003.

Notary Public

My Commission Expires: 12/31/2006