Davidson County DEEDWARR
Recvd: 04/16/04 08:25 3pgs
Fees:18.00 Taxes:296.00
20040416-0042813

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **5th** day of **April, 2004, by and between Mary Cummings Horton, a single woman, hereinafter called Grantor, and Christopher E. White and Kimberly G. White, husband and wife hereinafter called Grantees.**

**W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Mary Cummings Horton, a single woman, as Grantor, does hereby bargain, sell, transfer and convey unto Christopher E. White and Kimberly G. White, husband and wife, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.**

**This is unimproved property known as Route #2, Lickton Pike, Goodlettsville, Tennessee 37072.**

**TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor hass a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".**

**Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.**

**WITNESS the hand and seal of Grantor on the day and year first above written.**

Mary Cummings Horton
**Mary Cummings Horton**
**SIGNATURE OF SELLER**

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, Mary Cummings Horton, AN UNMARRIED MAN, 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, at office, this **5th** day of April, 2004.

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. MY COMMISSION EXP. JANUARY 26, 2008

My Commission Expires: _____

Name and Address of Property Owner:

**Christopher E. White and Kimberly C. White, husband and wife**

**112 Mockingbird Road**
**Nashville, Tennessee 37205**

Property Address:

**Route #2, Lickton Pike**
**Goodlettsville, Tennessee 37072**

Person Responsible for Taxes:

**Same**

**Map & Parcel #: MAP 23 PARCEL 78**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80000** 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.

Christ E White
Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **April, 2004.**

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. MY COMMISSION EXP. JANUARY 26, 2008

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

04-7381

# EXHIBIT 'A'

Beginning on an iron spike in the middle of Lickton Pike; thence north 84 degrees east 797.3 feet to a stone, a corner of grantors land and land of A. J. Manley; thence three courses with A. J. Manleys land as follows: south 9 1/2 degrees east 375.5 feet to a stone; south 49 degrees west 126.7 feet to a stone; north 88 1/2 degrees west 422.4 feet to the center of Cummings Branch of Whites Creek; thence due south 5 feet to the south line of the J.H. Lee Grant; thence north 88 degrees west 363 feet to the center of Lickton Pike; thence in a northerly direction along the center line of the Lickton Pike about 356 feet to the iron spike, the point of beginning; containing 7 acres more or less.

Being the same property conveyed to Mary Cummings Horton and her husband, Gerald Buckman Horton, by Warranty Deed dated January 6, 1951, from Noble E. Cummings, Sr. and wife, Minnie Cummings, of record in Book 1938, page 323, Register's Office for Davidson County, Tennessee. The said Gerald Buckman Horton having since died April 22, 1993, and the said property vested solely in his surviving spouse, Mary Cummings Horton.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 23 PARCEL 78). 2003 real property taxes are PAID in the amount of 445.44.

2. Unrecorded easements for roads and utilities, if any.

3. Natural easement for the flow of Whites Creek and the rights of the public therein.

4. No insurance is afforded as to the exact amount of acreage contained in the property described herein.