THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File No. 22696 **Record & Return To:**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 29th day of April, 2004. Notary Public My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/28/04 10:46 2pgs
Fees:13.00 Taxes:1387.50

20040428-0048137

WARRANTY DEED

Address New Owner: Jeffrey Horner, Anna M. Horner 1730 Old Hickory Blvd. Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.158-11 Parcel No. 29.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeanette L. MacCallum, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Horner and wife, Anna M. Horner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1730 Old Hickory Blvd., Brentwood, TN 37027
Subject property is not the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of April, 2004.

Jeanette L. MacCallum

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeanette L. MacCallum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 540 on the Plan of Hillsboro Park Section 13, as of record in Plat Book 4175, pages 19 and 20, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jacob Paul Jezioro and wife, Jeanette L. Jezioro by deed dated, November 1, 1993 from Alice Cecelia Glassford of record in Book 9152, page 337, Register's Office for Davidson County, Tennessee. Jacob Paul Jezioro and Jeanette L. Jezioro have since been divorced by Final Decree in the Circuit Court for Davidson County, Tennessee, Docket No. 00D-2876, dated, October 2, 2001. Jacob Paul Jezioro has conveyed his interest in said property to Jeanette L. Jezioro by Quit Claim Deed of record as Instrument No. 20011002-0106603, Register's Office for Davidson County, Tennessee. Jeanette L. Jezioro has subsequently married and is now known as Jeanette L. MacCallum.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record in Book 4175, pages19 and 20, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9212, page 622, Register's Office for Davidson County, Tennessee.