Davidson County DEEDWARR
Recvd: 08/20/04 15:32 2pgs
Fees:13.00 Taxes:1498.50

20040820-0101158

39-B

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Subscribed and sworn to before me, this 03th day of August, 2004.

Notary Public
My commission expires: 03/14/05

03-0406-32054

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Roger A. Horner 103 Glendower Court Nashville TN 37204	SAME	131-08-E-003

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert W. Coon and wife, Jill O. Coon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roger A. Horner and Cheryl Hamilton Horner, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Glendower of record in Book 6250, Page 927, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Said Lot No. 3 fronts 107.32 feet on the northerly and westerly margin of Glendower Court and extends back 47.21 feet on the northeasterly line and 80.47 feet on the west line to a dead line in the rear, measuring 58.36 feet thereon.
>
> Being the same property conveyed to Robert W. Coon and spouse, Jill O. Coon by deed from Richard H. Gould and spouse, Jean N. Gould of record in Instrument No. 20031104-0161544, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 103 Glendower Court, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of August, 2004.

Robert W. Coon

Jill O. Coon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, Robert W. Coon and Jill O. Coon, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of August, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05