Davidson County DEEDWARR
Recvd: 08/27/04 15:16 2 pgs
Fees:13.00 Taxes:407.00
20040827-0104061

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18818J

MAP/GROUP/PARCEL: 61-2/34

NEW OWNER'S NAME AND ADDRESS:
MARK A. HORNER AND WIFE,
LEE ANNE HORNER
700 MARSWEN DRIVE
NASHVILLE, TENNESSEE 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ESTATE OF MARY FRANCES SHOFFNER, hereinafter called Grantor, do hereby transfer and convey unto MARK A. HORNER and LEE ANNE HORNER, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 274, on the Plan of Gra-Mar Acres, as shown on plat of record in Plat Book 2331, Page 80, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property. Said lot fronts 85 feet on the southerly side of Marswen Drive and runs back between parallel lines, 200 feet on the westerly line and 207 feet on the easterly line to a dead line in the rear on which it measured 59.75 feet.

The subject property is commonly known as 700 MARSWEN DRIVE, NASHVILLE, TN 37216.

BEING the same property conveyed to Carl H. Hutson and wife, Bessie S. Hutson (½ interest) and Frances Soffner (½ interest) by Deed of record in 5267, Page 735, Register's Office for DAVIDSON County, Tennessee. Carl H. Hutson having pre-deceased Bessie S. Hutson, Bessie S. Hutson having died and by Will of record in Will Book 174, page 729, Probate Court and recorded in Book 9415, Page 876, Register's Office for Davidson County, Tennessee, property was devised to Frances Shoffner.

Frances Shoffner died on March 27, 2004, and at the time of her death was unmarried. Last Will and Testament of record in Probate Court, Sumner County, Tennessee in Will Book 69, Page 135. Mary Frances Shoffner and Frances Shoffner are one and the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ESTATE OF MARY FRANCES SHOFFNER

Frances H. Young as Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Frances H. Young as Executrix for the Estate of ESTATE OF MARY FRANCES SHOFFNER, with whom I am personally acquainted, and made oath that she as such Executrix with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 24th day of August, 2004.

NOTARY PUBLIC

My Commission Expires:
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $110,000.00.

AFFIANT

Sworn to and subscribed before me, this the 24th day of August 2004.

NOTARY PUBLIC

My Commission Expires:
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE