WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 29, 2005.

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/27/04 14:31 2pgs
Fees:13.00 Taxes:257.15

20040927-0116241

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAM FOULTZ	First Horizon Home Loans	91-7-312
(NAME)	(NAME)	
5301 MICHIGAN AVENUE	P.O. Box 7481	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FRED L. HORTON AND WIFE, ROSALYN D. HORTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL R. FOULTZ**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Nos. 1202 and 1204, Block 179, on the No. 1 plan of West Nashville, of record in Book 57, Page 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to Fred L. Horton and Rosalyn D. Horton, husband and wife, by Deed from C & B Properties, a Tennessee General Partnership, of record in Book 11005, Page 139, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5301 MICHIGAN AVENUE, NASHVILLE, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 24th day of September, 2004.

Fred L Horton Jr Shane S. Horton

FRED L. HORTON
BY: SHANE S. HORTON, ATTORNEY-IN-FACT

Rosalyn D. Horton Shane S. Horton

ROSALYN D. HORTON
BY: SHANE S. HORTON, ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **SHANE S. HORTON**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that **he** executed the within instrument on behalf of **FRED L. HORTON** as Attorney-In-Fact, as the free act and deed of the within named **FRED L. HORTON**.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2004.

Commission expires: May 29, 2005

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **SHANE S. HORTON**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that **he** executed the within instrument on behalf of **ROSALYN D. HORTON** as Attorney-In-Fact, as the free act and deed of the within named **ROSALYN D. HORTON**.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2004.

Commission expires: May 29, 2005

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public