PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 11/29/04 12:47 2pgs
Fees:13.00 Taxes:588.30
20041129-0141440

W & I Ref:( _____ ) Title No: 46000
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Kathryn P. Hornbuckle<br>5025 Hillsboro Pike #10E<br>Nashville, Tennessee 37215 | Capital Bank & Trust Company<br>2200 Abbott Martin Road<br>Suite 201<br>Nashville, Tennessee 37215 |

**TAX MAP-PARCEL NUMBERS:** 131-01-0-D-67

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$159,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Evans Sanders, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathryn P. Hornbuckle, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 67 also known as Unit No. 10E of Georgetown Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 4 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to R. Franklin Sanders and wife, Cynda W. Sanders by deed from Georgetown of Nashville Limited Partnership of record in Book 5245, page 807, said Register's Office. By Quitclaim Deed of record in Book 5763, page 606, said Register's Office subject property was conveyed to R. Franklin Sanders. By Quitclaim Deed of record in Doc. No. 20040323-0032654, said Register's Office. R. Franklin Sanders conveyed his interest in subject property to Emily Evans Sanders.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 4, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5211, page 325, Book 5616, page 133, Book 6079 page 516, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

**This is improved property, known as: 5025 Hillsboro, Nashville, Tennessee 37215**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 22nd day of November, 2004.

Emily Evans Sanders

**State of** TENNESSEE
**County of** DAVIDSON

On this 22nd day of November, 2004 , before me the undersigned authority, personally appeared Emily Evans Sanders , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $159,000.00

Affiant

Sworn and subscribed before me this the 22nd day of November, 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

Notary Public