This Instrument Prepared By:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

File No. 17467-4

Map 093-14-00; Parcel 499.00

ADDRESS NEW OWNER AS FOLLOWS:
John W. and Gayle L. Horrell
801 Fifth Avenue South
Nashville, Tennessee 37203

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 12/22/04 14:38 4pgs
Fees:23.00 Taxes:647.50
20041222-0152443

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Margaret E. Lankford, an unmarried woman, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto John W. Horrell and wife, Gayle L. Horrell called the "Grantees", their heirs and/or assigns, a certain tract or parcel of land lying and being in the Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a P.K. Nail on the Westerly margin of Fifth Avenue South with the said point being the Southeasterly corner of the Horrell property, as of record in Instrument No. 20031202-0172917, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

(1) Thence South 27°29'44" East, 145.21 feet along the margin of Fifth Avenue South to a P.K. Nail;

(2) Thence South 62°32'59" West, 210.15 feet along the Northern property line of the McMurtry property to an iron pin;

(3) Thence North 27°18'12" West, 143.27 feet along Alley No. 71 to an iron pin;

(4) Thence North 62°44'53" West, 109.69 feet along the Southern property line of the Horrell property to an iron pin;

(5) Thence North 45°00'18" East, 7.68 feet along the Southern property line of the Horrell property line to an iron pin;

(6) Thence North 62°32'59" East, 92.66 feet along the Southern property line of the Horrell property line to the point of BEGINNING.

Said property containing 30,238.58 square feet or 0.69 acres, more or less, according to a Boundary Survey dated November 8, 2004, prepared by Phillip E.

Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, Volunteer Surveying, 2814 Foster Avenue, Nashville, Tennessee 37210.

Being the same property conveyed to Douglas M. Lankford, Sr. and wife, Margaret E. Lankford by deed from The United Methodist Publishing House, formerly known as Board of Publication of the Methodist Church, an Illinois corporation, of record in Book 9221, page 647, Register's Office for Davidson County, Tennessee. The said Douglas M. Lankford, Sr. having since died on March 13, 1999. The property is vested in Margaret E. Lankford as the surviving tenant by the entirety.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

THIS is improved property, known as: 801 Fifth Avenue South, Nashville, Tennessee 37203.

**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, and their heirs and assigns, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, except as set forth on the attached **Exhibit "A"**. Grantor does further covenant and bind herself and her heirs and assigns, to warrant and forever defend the title to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF,** the Grantor has caused her name to be affixed hereto this the 22nd day of December, 2004.

Margaret E. Lankford

(Notary Acknowledgments Continued on Following Page)

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret E. Lankford, the bargainor, 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 and official seal on this the 22nd day of December, 2004.

Notary Public
My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00.

Affiant

Subscribed and sworn to before me this the 22nd day of December, 2004.

Notary Public
My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

## EXHIBIT "A"

## Permitted Encumbrances

1. Taxes for the year 2005 and subsequent years, not yet due and payable. Map 093-14-0; Parcel 499.00
2. Matters shown on a Boundary Survey dated November 8, 2004, prepared by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, Volunteer Surveying, 2814 Foster Avenue, Nashville, Tennessee 37210.