Davidson County DEEDWARR
Recvd: 12/30/04 09:58 2 pgs
Fees:13.00 Taxes:305.25

20041230-0154573

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN07780

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
28th day of December, 2004

Notary Public

MY COMMISSION EXPIRES: 7-30-05

My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Knap **736 Heritage Drive** **Madison, TN 37115**	**Taylor, Bean & Whitaker Mortgage Corp.** **1417 North Magnolia Avenue** **Ocala, FL 34475-9078**	**042-07-0-A-171.00 CO**

FOR AND IN 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,

John W. Horton, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer L. Knap, unmarried

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 No. 460 on the Plan of Heritage Square, Phase IV, of record in Plat Book 6250, page 178, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John W. Horton, by Quitclaim Deed from Pamela K. Horton, dated 9-17-01 and recorded 2-19-02 in Instrument No. 20020219-0020706, and being the same property previously conveyed to John W. Horton, II and wife, Pamela K. Horton, by Deed from James E. Coffman and wife, Sherry A. Coffman, dated 1-28-94 and recorded 2-2-94 in Book 9239, page 380, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 6407, page 59, Register's Office for Davidson County, Tennessee.

Tylena Horton, wife of John W. Horton, joins in the execution of this instrument for the purpose of conveying such marital interest, if any, that she may have in and to said property.

Unimproved ( )
This is improved (X) property known as **736 Heritage Drive, Madison, TN 37115**
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 28th day of December, 2004.

John W. Horton

Tylena Horton

Tylena Horton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Horton and wife, Tylena Horton, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of December, 2004.

Commission Expires:_____

_____
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

Commission Expires:_____

_____
Notary Public