File #05-2585

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/25/05 11:50 3 pg
Fees:18.00 Taxes:1257.63
20050525-0059010

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 339,900.00

Barbara S. Binns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 2005

Howard M. Skipworth
Notary Public

MY COMMISSION EXPIRES: JANUARY 26, 2008
(AFFIX SEAL)

HOWARD M. SKIPWORTH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Diane R. Langley (NAME) | First Horizon Home Loan Corp. (NAME) | MAP 046 |
| 4857 Bull Run Road (ADDRESS) | P.O. Box 7481 (ADDRESS) | PARCEL 059.00 |
| Ashland City, TN 37015 (CITY) (STATE) (ZIP) | Springfield, OH 45501 (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, David E. Hornbuckle, Unmarried

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

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 more specifically and particularly described as follows, to-wit:

BEGINNING at an iron rod situated in the southerly margin of Bull Run Road, said point being the northwest corner of the property conveyed to R. L. Young of record in Book 1109, Page 556, Register's Office for Davidson County, Tennessee; thence with Young's property, South 19 deg. 42' 11" East, a distance of 509.05 feet to an iron rod; thence South 46 deg. 02' 47" East, a distance of 92.23 feet to an iron rod; thence South 82 deg. 29' 07" East, a distance of 47.77 feet to an iron rod; thence South 68 deg. 08' 18" East, a distance of 156.52 feet to an iron rod; thence South 85 deg. 26' 07" East, a distance of 181.55 feet to an iron rod; thence South 80 deg. 28' 51" East, a distance of 93.51 feet to an iron rod; thence South 88 deg. 42' 08" East, a distance of 233.24 feet to an iron rod; thence South 60 deg. 46' 24" East, a distance of 160.72 feet to an iron rod; thence South 86 deg. 05' 33" East, a distance of 63.05 feet to an iron rod; thence South 60 deg. 36' 07" East, a distance of 107.05 feet to an iron rod; thence, South 26 deg. 12' 13" East, a distance of 30.94 feet to an iron rod; thence South 46 deg. 47' 23" East, a distance of 47.34 feet to an iron rod; thence, South 31 deg. 00' 40" East, a distance of 92.55 feet to an iron rod; thence South 38 deg. 01' 47" East, a

CONTINUED

This is improved ( X ) property, known as 4857 Bull Run Road, Ashland City, TN 37015 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 my hand this 20th day of May, 2005

David E. Hornbuckle

David E. Hornbuckle

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 David E. Hornbuckle

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, this 20th day of May 2005.

Commission expires ____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires SEPT. 22, 2007

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 ____ .

My commission expires ____

Notary Public

distance of 136.96 feet to an iron rod; thence South 4 deg. 52' 01" East, a distance of 83.12 feet to an iron rod; thence South 25 deg. 55' 07" East, a distance of 128.03 feet to an iron rod; thence South 17 deg. 38' 41" East, a distance of 72.51 feet to an iron rod; thence South 19 deg. 10' 28" East, a distance of 63.55 feet to an iron rod; thence South 53 deg. 16' 19" East, a distance of 63.40 feet to an iron rod, being the common corner between the property conveyed to R. L. Young and Larry and Cheryl Johnson of record in Book 6971, Page 230, Register's Office for Davidson County, Tennessee; thence with Johnson's line, South 36 deg. 53' 17" East, a distance of 202.96 feet to an iron rod; thence South 19 deg. 04' 54" East, a distance of 184.23 feet to an iron rod; thence South 1 deg. 14' 20" West, a distance of 244.77 feet to an iron rod; thence South 7 deg. 55' 54" East, a distance of 92.90 feet to an iron rod; thence South 15 deg. 03' 33" East, a distance of 76.32 feet to an iron rod to the common corner between the property conveyed to Larry and Cheryl Johnson and to James Lewis of record in Book 4988, Page 827, Register's Office for Davidson County, Tennessee; thence with Lewis' line, South 38 deg. 08' 49" West, a distance of 73.89 feet to an iron rod; thence North 39 deg. 11' 30" West, a distance of 10.58 feet to an iron rod; thence South 40 deg. 23' 33" West, a distance of 100.81 feet to an iron rod; thence leaving Lewis' line, North 45 deg. 48' 22" West, a distance of 2421.70 feet to an iron rod; thence, North 21 deg. 30' 23" West, a distance of 736.08 feet to an iron rod situated in the southerly margin of Bull Run Road; thence with said Road, South 72 deg. 27' 52" East, a distance of 360.84 feet to the point of beginning and containing 32.02 acres of land, more or less.

Being the same property conveyed to David E. Hornbuckle by Quitclaim Deed from L. D. Hornbuckle and wife, Jean Hornbuckle, dated January 14, 2005, of record by Instrument No. 20050407-0038171 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.