THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Shirley Horton **4501 Packard Drive** **Nashville, TN 37211**	**NEW OWNER**	162-04-0-034.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $111,800.00.

Affiant

Subscribed and sworn to before me this 13th day of July, 2005

Notary Public
My Commission Expires: My Commission Expires NOV 22 2008

DARRIS BILLINGSLEY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/18/05 10:23 2 pgs
Fees:13.00 Taxes:413.66
20050718-0082964

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jennifer D. Tunks, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Shirley Horton, unmarried**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Antioch Park, Section 4 of record in Book 4300, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 301 fronts 90.61 feet on the westerly margin of Bart Drive and extends back 235 feet on the northerly line and 281.5 feet on the southerly line to a dead line in the rear, measuring 52.86 feet thereon.

Being the same property conveyed to Jennifer D. Tunks by Warranty Deed from Linda Heflin Johnston dated May 26, 1993 and filed for record in Book 8961, page 852, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 4300, page 119 Register's Office for Davidson County. Restrictive covenants recorded in Book 4533, Page 967, Davidson County Register's Office.

THIS IS **IMPROVED** PROPERTY KNOWN AS 376 Bart Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and

assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 13th day of July, 2005

Jennifer D. Tunks

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Jennifer D. Tunks, unmarried and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 13th day of July, 2005.

Notary Public

My Commission Expires: _____

(SEAL)

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008