This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Nancy A. Mathis
694 Saundersville Ferry Road
Mt. Juliet, Tennessee 37122

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 07/21/05 09:22 3 pgs
Fees:18.00 Taxes:312.65
20050721-0084730

MAP **108-02**
GROUP
PARCEL **13.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel B. Horton, Executor of the Estate of George William Horton** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Nancy A. Mathis and George Fleming, both single persons**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 40 on the Plan of Melvin Heights, as of record in Book 2330, page 83, Register's Office for said County.

Said Lot No. 40 fronts 65 feet on the easterly side of Shauna Drive and runs back 200.5 feet on the northerly line and 220.7 feet on the southerly line, which is a broken line, to a dead line in the rear measuring 67.6 feet thereon.

Being the same property conveyed to George W. Horton by deed from Ed Turrentine and wife, Ethelyne Turrentine dated February 9, 1973, of record in Book4479, page 107, Register's Office for Davidson County, Tennessee. The said George W. Horton died on May 3, 2005, testate and his Estate has been probated in the Probate Court for Davidson County, Tennessee, under Docket Number 05P-924. The said Joel B. Horton has been appointed Executor of said Estate. The said George W. Horton and George William Horton are one and the same person.

This is unimproved property known as 937 Shauna Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2005, a lien not yet due and payable. Map 108-02, Parcel 13.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2005 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2330, page 83, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantor does covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said s, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of July, 2005.

Joel B. Horton, Executor of the Estate of George W. Horton

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joel B. Horton, Executor**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of July, 2005.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $84,500.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of July, 2005.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY