McCann & Hubbard
7105 Cross Lanes Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of July, 2005.

Notary Public

My Commission Expires: _____

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/25/05 10:26 2 pgs
Fees:13.00 Taxes:939.43
20050725-0086003

ADDRESS NEW OWNER(S) AS FOLLOWS:
Randy L. Horner
404 Hiawatha Court
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

155-10-A-21

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward E. Pittman and wife, Sue Dail Pittman hereinafter referred to as Grantors, hereby transfers and conveys to Randy L. Horner and Lori D. Horner, husband and wife, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 73, on the Plan of McCrory Trace Estates, of record in Plat Book 6900, Pages 720, 721, 722 and 723, and amended in Book 8617, page 877, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward E. Pittman, and Wife, Sue Dail Pittman by Warranty deed from Construction Associates, Inc. of record in Deed Book 8585, page 50, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

County and/or City taxes for the year, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 404 Hiawatha Court, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 22nd day of July, 2005.

Edward E. Pittman

Sue Dail Pittman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Edward E. Pittman and wife, Sue Dail Pittman, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 22nd day of July, 2005.

Notary Public

My Commission Expires: 11/2/05

K THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05

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