Davidson County DEEDWARR
Recvd: 01/10/06 10:37 2 pgs
Fees:13.00 Taxes:257.99

20060110-0003483

Address New Owners:

Andrew Hereford
7088 S. Hampton Dr
Antioch TN 37013

Map Parcel No:
82-7-319

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Martha Bea Horton

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey all our interest unto

Andrew Hereford

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 26 on the East Nashville Real Estate Company' Plan of Lots in Nashville, as of record in Book 57, page 11 Register's Office for Davidson County., Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Martha Bea Horton from Araminta Williams Family Partnershipby deed of record instrument #20030103-0001036, Register's Office for Davidson County., Tennessee. Also being the same property conveyed to Martha Bea Horton by instrument #20030210-0017729.

Buyer hereby assumes and agrees to pay the indebtedness secured by a Deed of Trust recorded instrument #20030210-0017730 Register's Office for Davidson County., Tennessee whereby Martha Bea Horton pledged the subject property to Chan McCullough, Trustee, as collateral for a note in the original amount of $70,000.

This is improved property known as: **310 Hancock St, Nashville, TN 37210**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 27th day of December, 2005.

~~Andrew A Hereford~~

Martha Horton

STATE OF TENNESSEE
DAVIDSON COUNTY

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December 2005.

Commission expires 11-25-2006 Notary Public Shene Y. Tolliver

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is 69,726.00

Martha Horton

AFFIANT

Subscribed and sworn to me this 27th day of December, 2005.

Commission expires 11-25-2006 Notary Public Shene Y. Tolliver

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204