12 Tenn Tax

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N14731

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14731

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Davidson County DEEDWARR
Recvd: 06/26/06 12:31 2 pgs
Fees:13.00 Taxes:414.40
20060626-0075963

Property Address:
913 Maplewood Place, Nashville, TN 37216

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ryan P. Horton, and wife, Theresa A. Horton**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Brook Sutton, married**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 3 on Block B on the Plan of Broadmoor, Section No. 1, as of record in Book 547, Page 161, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Lot No. 3 fronts 50 feet on the northerly side of Maplewood Avenue and runs back between parallel lines, 150 feet to a dead line.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Melvin Carol Horton and wife, Lola K. Horton, dated January 21, 1994, and recorded January 27, 1994, in the Register's Office for Davidson County, Tennessee, in Book 9231, at Page 494.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 23rd day of June, 2006.

Ryan P. Horton {Seal}

Theresa A. Horton {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 23rd day of June, 2006, before me, the undersigned officer, personally appeared Ryan P. Horton and Theresa A. Horton, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $112,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 23rd of June, 2006.

Notary Public

My Commission expires: 9-16-09

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
Brook Sutton
640 Harpeth Knoll
Nashville, TN 37221

Person Or Entity Responsible For Payment Of Taxes:
Brook Sutton
640 Harpeth Knoll
Nashville, TN 37221

Tax Parcel ID#: 061-07-0-169.00