21837

(1)
Book 36

Davidson County DEEDWARR
Recvd: 09/01/06 14:05 2 pgs
Fees:13.00 Taxes:479.15

20060901-0108463

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)44838

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$129,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF AUGUST, 2006

Notary Public

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DONALD W. HORNE et al **3844 Hutson Avenue** **Nashville, TN 37216**	SAME AS NEW OWNER	**61-10-20** **12DZ 11150**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, ROBERT C. MURRAY and wife, BRENNA A. HANSEN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD W. HORNE and JEFFREY W. HORNE, as Tenants in Common as to an undivided 50% interest vested in each**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 234 and 235 on the Map of Maplewood Heights, Second Subdivision, of record in Book 547, pages 103 and 104, Register's Office of Davidson County, Tennessee.

Said Lots No. 234 and 235 adjoin and front together 200 feet on the westerly side of Hutson Avenue and run back between parallel lines 300 feet to a dead line.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT:

Land conveyed to Terry Wayne Nickins and wife, Carolyn Nickins, by Deed of record in Book 4398, page 47, Register's Office of Davidson County, Tennessee, Being part of Lot 234 on the map of Maplewood heights, Second Subdivision, as of record in Book 547, pages 103 and 104, Register's Office for said County, described as follows: Beginning at the northeast corner of Lot 234 and being the common corner of Lots 234 and 233; thence with the line between Lots 234 and 233, 300 feet to a point; thence along the rear line of Lot 234 in a southerly direction 50 feet to a point; thence easterly along a line parallel to the line between Lots No. 233 and 234, 300 feet to the westerly margin of Hutson Avenue; thence along the westerly margin of Hutson Avenue 50 feet, more or less, to the point of beginning.

Being the same property conveyed to Robert C. Murray by deed from William H. Dorris, a single person and Robert B. Huffine, Married, of record in Instrument Number 20020703-0080037, Register's Office for Davidson County, Tennessee. Robert C. Murray is married to Brenna A. Hansen. The said Brenna A. Hansen joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

This is improved property known as 3844 Hutson Avenue, Nashville, Tennessee 37216

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 30th day of August, 2006.

ROBERT C. MURRAY

BRENNA A. HANSEN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROBERT C. MURRAY and wife, BRENNA A. HANSEN, the bargainors, 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 30th day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.