WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/06 12:53 2 pgs
Fees:13.00 Taxes:334.85
20061219-0156278

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina Majors (NAME)	SAME (NAME)	MAP 058-06
4020 Meadow Road (ADDRESS)	(ADDRESS)	PARCEL 042.00
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Susan Charlene Horton True and Rosemary Alma Horton Harrison Co-Executrix of the Estate of Patricia Ann McCormick Horton now deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Regina Majors, Unmarried

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

LAND in Davidson County, Tennessee, being Lot No. 16 of Block "BB" on the Revised Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 75 feet on the Easterly side of Meadow Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Charles E. Horton and wife, Patricia M. Horton by Warranty Deed dated November 20, 1967, from Northern Hills Realty Company, a Tennessee Corporation of record in Book 4192, Page 318, Register's Office for Davidson County, Tennessee. The said Patricia M. Horton having since died on October 19, 2005 in Davidson County, Tennessee. The said Charles E. Horton having predeceased Patricia M. Horton. Susan Charlene Horton True and Rosemary Alma Horton Harrison execute this Instrument as Co-Executors pursuant to the Last Will and Testament of Patricia Ann McCormick Horton of record in Docket #06P213 in the Probate Court for Davidson County, Tennessee.

Patricia M. Horton and Patricia Ann McCormick Horton being one and the same person.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 4020 Meadow Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand S this 15th day of December, 2006

Susan Charlene Horton True, Co-Executrix

Rosemary Alma Horton Harrison, Co-Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Susan Charlene Horton True and Rosemary Alma Horton Harrison as Co-Executors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Co-Executors of the Estate of Patricia Ann McCormick Horton, Deceased , the within named bargainor and that they as such Co-Executors being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Susan Charlene Horton True and Rosemary Alma Horton Harrison as Co-Executors of the Estate of Patricia Ann McCormick Horton, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 15th day of December, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Seal)