Davidson County DEEDWARR
Recvd: 02/28/07 11:10 2 pgs
Fees:13.00 Taxes:268.25

20070228-0024654

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $72,500.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2007.

Notary Public
My commission expires: 02/24/08

WILSON CO. TENN. NOTARY PUBLIC AT LARGE

06-0702-72641

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Sun H. Horn	New Owner	165-06-0-129
4070 Lavergne Couchville Pike		
Antioch TN 37013		

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Neal Hamlet and wife, Sandra Hamlet, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sun H. Horn and husband, Jerry L. Horn, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the Twenty-Ninth Councilmenic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated August 16, 1991 and revised September 5, 1991 and known as Job no: 910235 as follows:

BEGINNING at an iron pin set on the northerly margin of the LavergneCouchville Road, said point of beginning being the Southeast corner of the herein described tract and also being the Northeast corner of the Daisy Marie Whidby property of record in Book 4199, Page 118, R.O.D.C., TN.; thence leaving said Lavergne-Couchville Road and with Whidby's line North 79 degrees 35 minutes 13 seconds West 153.52 feet to an iron pin; thence South 88 degrees 39 minutes 11 seconds West to an existing iron pin in a fence line; thence with a fence and the line of the Nashville Lakeview Limited property of record in Book 7239, Page 809, R.O.D.C., TN. North 01 degrees 37 minutes 56 seconds West 292.33 feet to an iron pin; thence leaving Nashville Lakeview Limited North 89 degrees 31 minutes 34 seconds East 675.89 feet to an iron pin; thence South 47 degrees 26 minutes 39 seconds East 222.21 feet to an iron pin set on the northerly margin of Lavergne-Couchville thence with the northerly margin of Lavergne-Couchville South 42 degrees 33 minutes 21 seconds West 220.99 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 5.09 acres.

Said legal description is subject to, insofar as it is amended by, the Property Line Agreement of record in Book 9294, Page 463, said Register's Office.

Being the same property conveyed to Neal Hamlet and wife, Sandra Hamlet by deed from James Michael Grant, a single person, dated April 4, 1994, recorded April 4, 1994, of record in Book 9297, Page 941, Register's Office for Davidson County, Tennessee, and amended by Property Line Agreement of record in Book 9294, Page 463, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4070 Lavergne Couchville Pike, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of February, 2007.

Neal Hamlet

Sandra Hamlet

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Neal Hamlet and Sandra Hamlet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 27th day of February, 2007.

Kathleen Tomlinson
~~Davidson~~

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN

My Commission expires 02/24/08