Davidson County DEEDWARR
Recvd: 07/25/07 11:11 2 pgs
Fees:13.00 Taxes:240.50

20070725-0088173

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me this 19th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

WARRANTY DEED

LAURA BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

L-UCM-07-1600

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Fuller	Adam Fuller	
2214 Knowles Ave. (ADDRESS)	2214 Knowles Ave. (NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	069-16-067.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LANCE M. HORNBUCKLE, MARRIED , AND ERNIE MIDGETT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM FULLER, * hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* unmarried

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 12 on the Revised Plan of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, described according to a new survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the southerly margin of Elizabeth Street 199 feet west of the northwest corner of the property conveyed to James C. Pickett and wife, by deed from L. I. Overstreet and wife, of record in Book 1913, page 23, in the Register's Office for said County, being the corner of Lots Nos. 12 and 13; thence with the line between said two lots southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with the northerly margin of said Avenue westwardly 100 feet to the easterly margin of a 50 foot unnamed street; thence with the easterly margin of said unnamed street northwardly 136.05 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a northeasterly direction 31.52 feet to the southerly margin of said Elizabeth Street; thence with the southerly margin of same eastwardly 79.9 feet to the beginning:

Being the same property conveyed to Lance M. Hornbuckle and Ernie Midgett by deed from Robert H. Stratton, as Trustee of record in Instrument 200411120136080 on 11/10/2004 and filed for record on 11/12/2004, Register's Office for said County.
Being the same property conveyed to Tony Parker by deed from Lance M. Hornbuckle and Ernie Midgett of record in Instrument 200507130081229 on 07/07/2005 and filed for record on 07/13/2005, Register's Office for said County.
Being the same property conveyed to Lance M. Hornbuckle and Ernie Midgett by deed from Robert H. Stratton, as Trustee of record in Instrument 200611150141850 on 10/24/2006 and filed for record on 11/15/2006, Register's Office for said County.

Grantors have never made the above mentioned property their principle residence.

unimproved ( )
This is improved (X) property, known as 1600 Elizabeth Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of July, 2007.

Lance M. Hornbuckle

Ernie Midgett

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 19th day of July, 2007, before me personally appeared Lance M. Hornbuckle, married , and Ernie Midgett, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of July, 2007.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959