WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2008

Notary Public:

MY COMMISSION EXPIRES: 1/9/2012
(AFFIX SEAL)

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Charles M. Johns	Franklin American Mortgage Co.	Parcel ID:
1617 Chase St.	501 Corporate Center Dr., Ste. 400	07214025900
Nashville, TN 37216	Franklin, TN 37067	

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

Frances E. Hornbeck fka Frances E. Lee and husband, Ryan J. Hornbeck

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Charles M. Johns, unmarried and Horace E. Johns, Jr., married, tenants in common with right of* 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:

BEING Lot Nos. 62 and 63, on the Map of Charles O. Coggins First Addition, as of record in Book 421, Page 33, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 62 and 63 front together 100 feet on the easterly side of Chase Avenue and run back between parallel lines 156 feet to an alley.

Being the same property conveyed to Frances E. Lee and Ryan J. Hornbeck, both unmarried, by deed from Dwayne Postma, unmarried, of record in Instrument 20060502-0050638, said Register's Office. The said Frances E. Lee is now known as Frances E. Hornbeck.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 33, said Register's Office.

Frances E. Hornbeck and Frances E. Lee being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1617 Chase St., Nashville, TN 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 15th day of April, 2008.

Frances E. Hornbeck

Ryan J. Hornbeck

Davidson County DEEDWARR
Recvd: 04/21/08 14:05 2 pgs
Fees:13.00 Taxes:373.70
20080421-0040509

*survivorship

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 Frances E. Hornbeck and Ryan J. Hornbeck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212