Davidson County DEEDWARR
Recvd: 06/04/08 14:10 2 pgs
Fees:13.00 Taxes:488.40
20080604-0057302

RECORD & RETURN TO:

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $132,000.00.

Affiant

Subscribed and sworn to me on May 30, 2008.

NOTARY PUBLIC

EXP-7-2410

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23302SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lee Ann Wilson 601 Meadow Lane Drive Nashville, TN 37221	SAME AS NEW OWNER	128-10-189

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Martha Horner, unmarried, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Lee Ann Wilson, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County Tennessee, being Lot No. 1-A on the resubdivision reserved parcel, Holt Meadows, of record in Book 5190, Page 656, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron rod at the southeast corner of the intersection of Meadow Lane Drive and Old Sawyer Brown Road; thence along the southerly margin of the said Meadow Lane Drive, eastwardly 101.61 feet to a concrete monument; thence South 47 deg. 21' 39" West 160.81 feet to a concrete monument; thence South 17 deg. 35' 18" East 134.63 feet to an iron rod; thence South 06 deg. 05' 18" East 21.83 feet to an iron rod; thence North 68 deg. 35' 19" West 130.69 feet to an iron rod in the easterly margin of Old Sawyer Brown Road; thence with the said easterly margin of the said Old Sawyer Brown Road, northwardly 294.99 feet to the beginning, containing 0.47 acres, more or less.

Being the same property conveyed to Martha Horner by Deed from Julian Silverfield, unmarried of record in Book 6081, page 386, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantee;

2. Matters shown on plan of record in Book 5190, page 656, Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 601 Meadow Lane Drive, Nashville, TN 37221.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on May 30, 2008.

Martha Horner by Mary Green Horner Parsons

Martha Horner by Mary Green Horner Parsons, Her Attorney-In-Fact Attorney in Fact

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 MARY GREEN HORNER PARSONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of MARTHA B. HORNER, as her Attorney in Fact, as the free act and deed of the within named MARTHA B. HORNER. Witness my hand and official seal this 30th day of May, 2008.

Bobbie Cooper

NOTARY PUBLIC

My Commission Expires: 1/24/09

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

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