RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29455
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20100025692 DEEDWARR
Recvd: 04/29/10 14:30 2 pgs
Fees:13.00 Taxes:2035.00
20100429-0032729

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 16, 2013

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2010.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul Rye Steele	PINNACLE NATIONAL BANK	**117-010-09400**
3609 Meadow Drive	211 COMMERCE STREET #300	
Nashville, TN 37215	NASHVILLE, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Fred T. Horton and wife, Virginia R. Horton

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

Paul Rye Steele and Mary Jennifer Steele, husband and wife

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:

Tract No. I: LAND in Davidson County, Tennessee, being part of Lot No. 23 on the plan of Meadowlawn Subdivision, as of record in Book 974, Page 35, Register's Office for Davidson County, Tennessee.

BEGINNING at the southwest corner of said Lot No. 23; thence easterly along the southerly line of Lot 23, 15 feet to a point; thence northerly 194.31 feet and parallel with the westerly line of Lot No. 23 to a point in the northerly line of Lot No. 23; thence southerly 195 feet, more or less, with a hedge to the point of beginning.

Tract No. II: LAND in Davidson County, Tennessee, being Lot No. 22 and the easterly 45 feet of Lot No. 23 on the Map of Meadowlawn Subdivision, of record in Book 974, page 35, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 105 feet on the southerly side of Central Drive and run back between lines, 188.6 feet on the easterly line of Lot No. 22, and 194 feet, more or less, on the westerly line of part of Lot No. 23 to a dead line on which they measure 105 feet, more or less.

Being the same property conveyed to Fred T. Horton and wife, Virginia R. Horton by deed from Howell E. Warner III, as heirs-at-law of Ivadelle S. Warner, of record in Book 4914, Page 348, Register's Office for Davidson County, Tennessee. FRED T. HORTON AND FRED T. HORTON, JR. BEING ONE AND THE SAME PERSON.

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **3609 Meadow Drive, Nashville, TN 37215**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 28th day of April, 2010.

Fred T. Horton

Virginia R. Horton

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred T. Horton and wife, Virginia R. Horton,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **28th** day of **April, 2010.**

Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY