Bo436

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100033772 DEEDWARRSP
Recvd: 06/03/10 13:55 2 pgs
Fees:13.00 Taxes:1924.00
20100603-0043076

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 520,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June, 2010.

NOTARY PUBLIC SEAL

My commission expires::

TODD A. BRICKER NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
«Todd A. Bricker, Atty.»
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File No.#24536

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dorothy M. Thornton 293 Fairfax Avenue Nashville, TN 37212	SAME	104-10-278.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM H. HORTON, Successor Trustee** of the Irrevocable Trust of John C. Thornton, Sr., dated May 23, 1993, with full power to sell, mortgage, transfer or convey without the joinder of any beneficiary, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DOROTHY M. THORNTON**, hereinafter called **"GRANTEE,"** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 2 on Plan of Alan D. Ratner's Resubdivision of record as Instrument No. 20031107-0163775 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Dale M. Reynolds, Trustee of the Irrevocable Trust of John C. Thornton, Sr., dated May 23, 1993, with full power to sell, mortgage, transfer or convey without joinder of any beneficiary, by Warranty Deed from Henry G. Luken, III, a married man, of record as Instrument No. 20090511-0043127 in the Register's Office for Davidson County, Tennessee. By Resignation and Appointment of Trustee executed by Dale Reynolds, John C. Thornton, Trustor, and William H. Hornton, as provided for in said Trust, William H. Hornton became Successor Trustee of said Trust on June 1, 2009.

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

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. 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 improved property located at 293 Fairfax Avenue, Nashville, TN 37212.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he 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 himself, his successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of anygender shall be applicable to all genders.

WITNESS our hands this 28 day of May, 2010.

William H. Horton, Successor Trustee of
Irrevocable Trust of John C. Thornton, Sr.
dated May 23, 1993

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared William H. Horton, Successor Trustee of Irrevocable Trust of John C. Thornton, Sr. a/o May 23, 1993, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in this 28th day of May, 2010.

My commission expires:
10-7-2012

Notary Public

F:\CAROLYN\FORMS\SPWarrDeed.Thorton.24536.doc

(SEAL)

