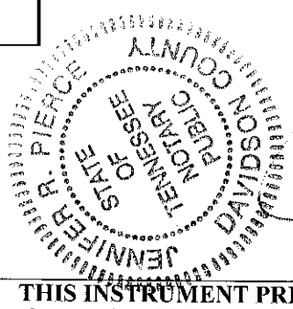
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/11 15:56 2 pgs
Fees:13.00 Taxes:222.00
20110506-0035188



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00**

Affiant

Subscribed and sworn to before me this **28th** day of **April, 2011**.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joyce Caudle	Primelending, a PlainsCapital Company	092-10-0-139.00
607 28th Avenue North	18111 Preston Road, Suite 900	
Nashville, TN 37209	Dallas, TX 75252	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John H. Horton, widower** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joyce Caudle**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 17 on the plan of I.L. Pendleton's Subdivision of the Steger Home Place, of record in Book 421, page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 17 fronts 50 feet on the westerly side of 28th Avenue North and runs back between parallel lines, along the north margin of Douglas or Torbitt Avenue, 150 feet to an alley.

Being the same property conveyed to John H. Horton and wife, Carolyn Horton, by deed from L.C. Anderson and wife, Lola B. Anderson, on May 21, 1948, of record in Book 1585, page 461, Register's Office for Davidson County, Tennessee. Said Carolyn Horton having since died on 6-2-92 leaving the property to John H. Horton by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 421, page 106, Register's Office Davidson County, Tennessee.

This is improved property known as: **607 28th Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 28, 2011.

John H. Horton

John H. Horton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John H. Horton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 28, 2011

My commission expires 1-6-14

Notary Public

JENNIFER R. PRICE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY