

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC
358 W. Nine Mile Road, Suite D
Pensacola, Florida 32534
Property Appraisers Parcel Identification (Folio) Number: 061N260000003100000
Incidental to the issuance of a title insurance policy

file #1312121J

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 24th day of August, 2013 by Edward M. Broxson III and Nancy E. Broxson, Husband and wife, whose post office address is 515 Goodman Road, Pelham, TN 37366 herein called the grantors, to James Horton and Lydia Horton, Husband and Wife, whose post office address is 348 Deerfield Lane, Lexington, KY 40511, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in SANTA ROSA County, State of Florida, viz.:

Parcel 1:

A parcel of land in Government Lot 5, Section 6, Township 1 North, Range 26 West, Santa Rosa County, Florida, described as follows: Begin at a point 1157.6 feet North of a point 804 feet East of Southwest corner of said Section 6, thence West 858 feet to the West boundary of said Section 6, thence North 162.4 feet, thence East 866 feet to the West boundary of county road; thence South along said boundary 162.4 feet to the Point of Beginning.

Parcel 2:

Commence at the Southwest corner of Section 6, Township 1 North, Range 26 West, Santa Rosa County, Florida; thence North 00 degrees 23 minutes 01 seconds East along the West line thereof 1319.91 feet to the "Point of Beginning". Thence continue North 00 degrees 23 minutes 01 seconds East 151.14 feet; thence South 87 degrees 08 minutes 18 seconds East 868.54 feet to the Westerly Right of Way line of a road (50 foot Right of Way), thence South 02 degrees 55 minutes 11 seconds West along said Westerly Right of Way line 151.00 feet, thence North 87 degrees 08 minutes 18 seconds West 861.85 feet to the "Point of Beginning". Less and except that part conveyed in Official Records Book 1734, Page 372.

Subject to easements, restrictions and reservations of record and taxes for the year 2007 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Anna Lee Fletcher
Witness #1 Signature

Anna Lee Fletcher
Witness #1 Printed Name

Melanie Hill
Witness #2 Signature

Melanie Hill
Witness #2 Printed Name

STATE OF Tennessee
COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 24th day of August, 2013 by Edward M. Broxson III and Nancy E. Broxson, who are personally known to me or have produced Tennessee Driver License as identification.

Edward M. Broxson III
Edward M. Broxson III
Nancy E. Broxson
Nancy E. Broxson



Debra Gilmer Hill
Notary Public
Debra Gilmer Hill
Printed Notary Name
My Commission Expires:

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE
SANTA ROSA COUNTY

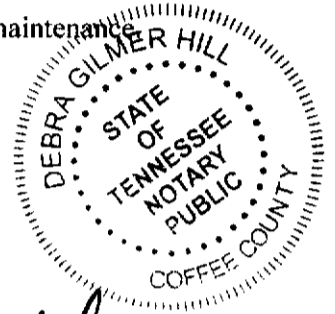
ATTENTION: Pursuant to Santa Rosa County Code of Ordinances No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Santa Rosa County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: Pauline Street, Milton Fl

Legal Address of Property: 5101 Pualine Stret, Milton, FL 32583

The County () has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Surety Land Title, Inc.
358 WEST NINE MILE ROAD, SUITE D
Pensacola, FL 32534



AS TO SELLER (S):

Witness to Seller(s):

Edward M. Broxson, HI
Edward M. Broxson, HI

Anna De Hatcher

Nancy E. Broxson
Nancy E. Broxson

Melanie Hill

The foregoing instrument was acknowledged before me this 24th day of August, 2013 by Edward M. Broxson and Nancy E. Broxson, who are personally known to me or who has produced Tennessee Driver License as identification.

Subro-Gurman Hill
Notary Public

AS TO BUYER (S):

Witness to Buyer(s):

James Horton

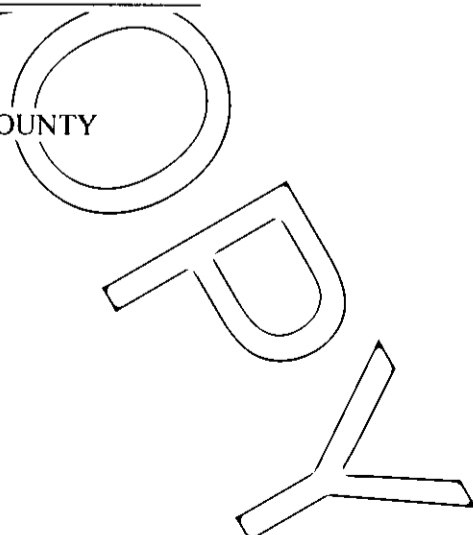
[Signature]

Lydia Horton

The foregoing instrument was acknowledged before me this ___ day of August, 2013 by James Horton and Lydia Horton, who are personally known to me or who has produced _____ as identification.

Notary Public

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95



ABUTTING ROADWAY
MAINTENANCE DISCLOSURE
SANTA ROSA COUNTY

ATTENTION: Pursuant to Santa Rosa County Code of Ordinances No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Santa Rosa County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: Pauline Street, Milton Fl

Legal Address of Property: 5101 Pualine Stret, Milton, FL 32583

The County (x) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Surety Land Title, Inc.
358 WEST NINE MILE ROAD, SUITE D
Pensacola, FL 32534

AS TO SELLER (S):

Witness to Seller(s):

Edward M. Broxson, III

Nancy E. Broxson

The foregoing instrument was acknowledged before me this ___ day of August, 2013 by Edward M. Broxson and Nancy E. Broxson, who are personally known to me or who has produced ___ as identification.

Notary Public

AS TO BUYER (S):

Witness to Buyer(s):

James Horton
Lydia Horton

Danielle Hayes P
Myself

The foregoing instrument was acknowledged before me this ___ day of August, 2013 by James Horton and Lydia Horton, who are personally known to me or who has produced ___ as identification.

Notary Public

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UNRECORDED COPY

