BK 3671

MADISON TITLE COMPANY

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantees herein do assume and agree to pay the balance on an indebtedness held by Howard L. Ward, et ux, which is as of this date, Four Thousand, Three Hundred Twenty-Nine Dollars and Thirty-Six Cents, ($4,329.36), which the grantees herein do assume and agree to pay as a part of the purchase price for the premises hereinafter described, therefore,

We, James H. Hill, et ux, Mary O. Hill

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Hubert Lee Ashburn, et ux, Rita W. Ashburn

hereinafter called the Grantee, his heirs, successors 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 # 32 on the Map of the Second Revised Plan of Myatt-Eagan Subdivision, of lots 2 and 3 of Anderson Estates, as of record in Book 1424, page 150, Register's Office for said County.

Said lot fronts 145 feet on the east side of Larchmont Drive and runs back between parallel lines 210 feet to a dead line.

Being the same property as conveyed to James H. Hill, et ux, Mary O. Hill, by Warranty Deed, from Howard L. Ward, et ux, Juanita Ward, as of record in Book 3105, page 351, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this the 14th day of Dec, 1963

James H. Hill

Mary O. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, B. G. Hlava, a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. Hill, et ux, Mary O. Hill

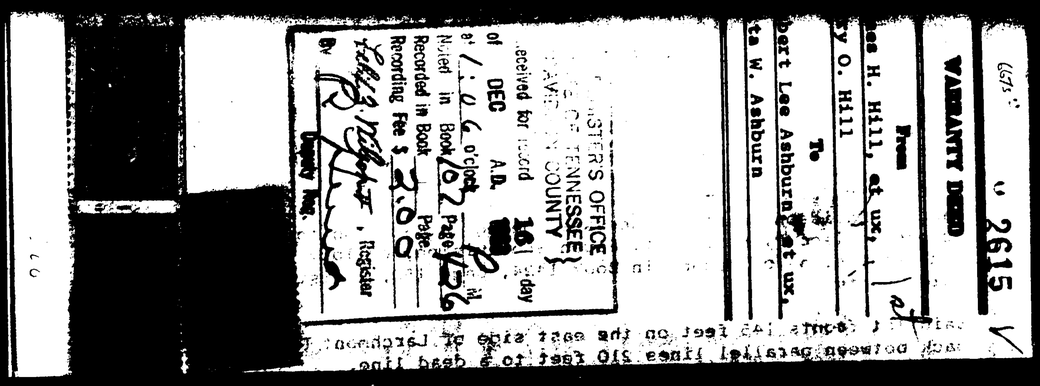
the Bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this, the 14th day of December, 1963

B. G. Hlava
Notary Public

My commission expires: May 7, 1966

NOTARY PUBLIC DAVIDSON COUNTY



PG 264