FORM NO. WD-1

BOOK 5311 PAGE 268

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 19 78

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Feb. 15, 1981

(AFFIX SEAL)

May

THIS INSTRUMENT WAS PREPARED BY
Donald Gregory, Attorney, 1623 Parkway Towers, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Wayne Ashworth and (NAME)	Patricia Ann Ashworth (NAME)	53-16-69
331 Pitts Avenue (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	L.W. 6430
Old Hickory, Tn. 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Horton W. Horton and wife, Iris A. Horton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Wayne Ashworth and wife, Patricia Ann Ashworth

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:

Land in Davidson County, Tennessee, made by Southern Land & Associates, Inc., dated 9/15/77, described as follows:

Beginning at a point in the Northerly margin of Pitts Avenue, formerly Old Hopewell Road, said point being the Southwesterly corner of the L.M. Irvin property and the southeasterly corner of the property herein described:

thence with the said northerly margin North 66 degrees 22 minutes 00 seconds west, 82.91 feet to an iron pin; thence leaving said northerly margin with a line through the Bill Crusenberry property North 24 degrees 33 minutes 02 seconds East 63.84 feet to an iron pin; thence with a line North 41 degrees 12 minutes 01 seconds East, 118.89 feet to an iron pin; thence with a line South 27 degrees 20 minutes 30 seconds West 170.62 feet to the point of beginning. The above described tract contains 0.306 acres more or less.

Being the same property conveyed to Horton W. Horton and wife, Iris A. Horton, by deed from Bill L. Crusenberry and wife, Peggy Crusenberry, of record in Book 5247, page 918, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this prbperty is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to First Federal Savings and Loan Association of record in Book 5247, page 922, Register's Office for Davidson County.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

This is unimproved ( ) improved (XX) property, known as 331 Pitts Avenue, Old Hickory Tennessee 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is 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 GRANTEES, their 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 our hands this 13th day of July, 19 78

X Horton W. Horton

X Iris Ann Horton

STATE OF TENNESSEE
Davidson County

BOOK 5311 PAGE 269

Personally appeared before me, Donald Gregory, a Notary Public in and for said County and State, the within named Horton W. Horton and wife, Iris A. Horton

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 Nashville, Davidson County, Tennessee, this 13th day of July 1978

My Commission Expires Feb. 15, 1981

Commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Horton W. Horton and wife,

Iris A. Horton

TO

Earl Wayne Ashworth and wife,

Patricia Ann Ashworth

E. 7. 6 7. 5. 5

IDENTIFICATION

JUL 14 12 39 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 14 78	CONV	28,250.00			
JUL 14 78	S'TAX		B*	73.32	
JUL 14 78	PR'FEE		B*	.50	
JUL 14 78	W'DEED		B*	4.00	* 77.82