FILE BOX 3

BOOK 5504 PAGE 811

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45.000.00

X Stanley E. Ashburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 79

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley E. Ashburn (NAME)	The Galbreath Mortgage Company (NAME)	MAP 96-11
3212 Cloverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	PARCEL 52
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	3DZ-62774

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, Jerusha A. Gernt and Arthur E. Gernt and wife Cathy J. Gernt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanley E. Ashburn and wife Gena H. Ashburn

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:

BEING Lot No. 43 on the plan of Hickory Bend S/D. Section I, of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jerusha A. Gernt, and Arthur E. Gernt, and wife Cathy J. Gernt, by deed from Walter T. Kunkel and wife Vivian L. Kunkel, of record in Deed Book 5363, Page 447, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 3341, Page 265, and book 3351, Page 595, Register's Office for said County.

THIS conveyance is subject to a TVA easement of record in Book 1764, Page 279, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

FILE BOX 3

Unimproved ( )
This is improved (X) property, known as 3212 Cloverwood Drive (House Number) (Street) Nashville, TN 37214 (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 seised 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 hand s this 20TH day of SEPTEMBER, 19 79

Jerusha A. Gernt
Jerusha A. Gernt

Arthur E. Gernt
Arthur E. Gernt

Cathy J. Gernt
Cathy J. Gernt

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerusha A. Gernt and Arthur E. Gernt and wife Cathy J. Gernt

the bargainors, 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, Tennessee, this 20TH day of SEPTEMBER, 19 79

Commission expires 2-23-80

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 (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____ (they), 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

FILE BOX 3

WARRANTY DEED

FROM Jerusha A. Gernt

TO Stanley E. Ashburn

F-54206

IDENTIF. REFERENCE

SEP 25 2 53 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

FILE BOX 3 FILE CHECK 09/25 123.5 4242

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 123.50-	
4242A09/25/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 54206

IDENTIF. REFERENCE

SEP 25 2 53 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 714468