THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Douglas R. Ashworth, Jr.	The Lomas and Nettleton Co.	MAP 142-10
769 Baugh Road	4460 Corporation Lane	PARCEL 77
Nashville, TN 37221	Virginia Beach, VA 23462	9D-24420

WARRANTY DEED

BOOK 6624 PAGE 963

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard B. Wilkes and wife, Vanessa J. Wilkes and V.C. Wilkes and wife, Joy Wilkes hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Douglas R. Ashworth, Jr., and wife, Gail V. Ashworth hereinafter called the Grantee, Grantee's 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, being Lot No. 3 on the plan of Green Meadows, Section One, of record in Book 5050, page 92, Register's Office for said County.

SAID Lot No. 3 fronts 75.0 feet on the southerly margin of Baugh Road and extends back 176.75 feet on the easterly line and 176.38 feet on the westerly line to a dead line in the rear, measuring 79.72 feet thereon.

BEING the same property conveyed to Richard B. Wilkes and wife, Vanessa J. Wilkes and V. C. Wilkes and wife, Joy Wilkes, by deed from Bill M. Ford and wife, Shirley A. Ford, of record in Book 5715, page 393, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5376, page 552, said Register's Office, and to the matters set forth in the above referenced plan of record.

Joy Wilkes and the undersigned, Joy M. Wilkes, are one and the same person.

This is (un)improved property, known as 769 Baugh Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6th day of August, 19 85.

Richard B. Wilkes — Vanessa J. Wilkes — V.C. Wilkes — Joy Wilkes

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of August, 19 85, before me personally appeared Richard B. Wilkes, Vanessa J. Wilkes, V.C. Wilkes and Joy Wilkes, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: May 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6624 PAGE 954

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 74,500.00 .

Affiant

Subscribed and sworn to before me, this the 6th day of August, 19 85.

My Commission Expires: Nov 1, 1987

Notary Public

WARRANTY DEED

from:

RICHARD B. WILKES AND WIFE, VANESSA J. WILKES AND V.C. WILKES AND WIFE, JOY WILKES

to:

DOUGLAS R. ASHWORTH, JR., AND WIFE, GAIL V. ASHWORTH

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23925 (jcb)

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

AUG 1 2 52 PM '85

IDENTIFI REFERENCE

2.6.7.9.7.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5524 PAGE 965

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

74500.00- CAIT
193.70 CSTAX
.50 PREC
6.00 WDEED
CHECK 200.20-
5261 A08/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2: 6: 7 9 7.

IDENTIFICATION REFERENCE

AUG 7 2 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161273