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This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

Mail

ADDRESS NEW OWNER:
Joseph R. Ashe
313 Bonnahurst Drive
Hermitage, TN 37076

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Map 74
Group 12
Parcel 23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Aubrey T. Villines and wife, Sue T. Vilines, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph R. Ashe, hereinafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A tract or parcel of land being Lot No. 610 on the Plan of Hermitage Hills as of record in Plat Book 3300, page 309, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being the same property conveyed to Aubrey T. Villines and wife, Sue T. Villines, as of record in Book 3345, page 385, Register's Office for Davidson County, Tennessee.

This is improved property known as 406 Bonnawood Drive, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Trust Deed Book 3430, page 309, and easements, covenants and conditions as shown on the Plan of record in Plat Book 3300, page 10, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by Grantee.

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 20th day of May, 1986.

Aubrey T. Villines
AUBREY T. VILLINES

Sue T. Villines
SUE T. VILLINES

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey T. Villines and wife, Sue T. Villines, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 20th day of May, 1986.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $48,500.00.

Joseph R. Estes
AFFIANT

Subscribed and sworn to before me this 10th day of May, 1986.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

07757

IDENTIFICATION REFERENCE

JUN 6 9 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

48500.00- CAMT.
126.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 132.60-
2229A06/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07.7.57

IDENTIFICATION REFERENCE

JUN 6 9 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 255873