This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

# WARRANTY DEED

BOOK 7340 PAGE 600

THIS INSTRUMENT PREPARED BY
**DOUGLAS R. BERRY**
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

[redacted] RETURN TO:
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,006.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES: 11-12-89

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Joe Wall (NAME) | FIRST INVESTMENT COMPANY (NAME) | 69-4 |
| 425 E Old Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 749 (STREET ADDRESS) | 162 |
| Madison Tenn 37115 (CITY) (STATE) (P.O. ZIP) | Columbus, Ohio 43216 (CITY) (STATE) (ZIP) | 13DA 45385 |

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, RUSSELL W. ASHTON and wife, B'ARTRIA W. ASHTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe L. Wall and Mike Suggs

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. 95 on the Plan of Haynes Park Subdivision, Section 2, of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Russell W. Ashton and wife, B'Artria W. Ashton, by deed from Joseph A. Overton and wife, Betty C. Overton, of record in Book 5512, page 504, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to Exchange Bond and Mortgage Corporation, secured by a deed of record in Book 5512, page 507, Register's Office for Davidson County, Tennessee.

6 1 1:39 IDENTIFICATION REFERENCE SEP 1 9 51 AM '87 DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 120 East Fairview Drive, Nashville, Tennessee 37218
(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 hand s this 24th day of August, 19 87

Russell W. Ashton
RUSSELL W. ASHTON

B'Artria W. Ashton
B'ARTRIA W. ASHTON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell W. Ashton and B'Artria W. Ashton

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 [illegible], Tennessee, this 24th day of August, 19 87.

Commission Expires 11-12-89. [illegible], Notary Public

STATE OF _____

_____ 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 purpose 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 _____, Tennessee. on this the _____ day of _____, 19___

My commission expires _____ _____ Notary Public

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7340 PAGE 602

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

490.16.5 - CAMI.
137.20 CSTAX
.50 PRFE
6.00 MDEED
CHECK 143.70-
7852A09/01/87 REL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 1 3 9

IDENTIFICATION REFERENCE

SEP 1 9 51 AM '87

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 11637