BOOK 7561 PAGE 932 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 19 88

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co., 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
James P. Ashby (NAME)	Norwest Mortgage, Inc. (NAME)	133-16
4850 Aster Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 780 (STREET ADDRESS)	045.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Waterloo, IA 50704 (CITY) (STATE) (ZIP)	160.50

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, Hilda Baker Nance, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Ashby, unmarried

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, being Lot No. 12 on the Plan of Highview Acres of record in Book 2331, Page 52, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Hilda Baker Nance by deed from Joe Grubbs, Jr. et ux Nancy W. Grubbs, of record in Book 2808, Page 145, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Hilda Baker Nance by Robert L. Baker as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7561, Page 931, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 4850 Aster Drive, Nashville, TN 37211
(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 my hand this 1st day of June, 19 88

Hilda Baker Nance by Robert L Baker, Attorney-in-fact

Hilda Baker Nance

BOOK 7561 PAGE 933

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Hilda Baker Nance, unmarried~~

the bargainor___, with whom I am personally acquainted, ~~(or proved to me on the basis of satisfactory evidence)~~ and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Antioch~~, Tennessee, this ~~1st~~ day of ~~June~~, 19~~88~~.

Notary Public

Commission Expires ~~October 9, 1991~~

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Hilda Baker Nance, unmarried

TO
James P. Ashby, unmarried

3641.7

IDENTIFICATION REFERENCE

JUN 3 11 33 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

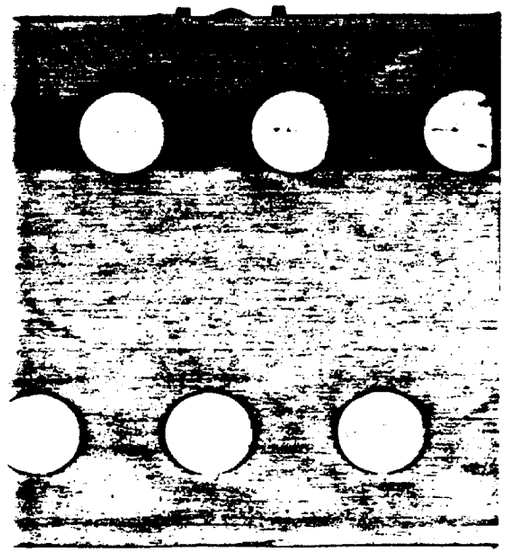
STATE OF TENNESSEE
COUNTY OF DAVIDSON

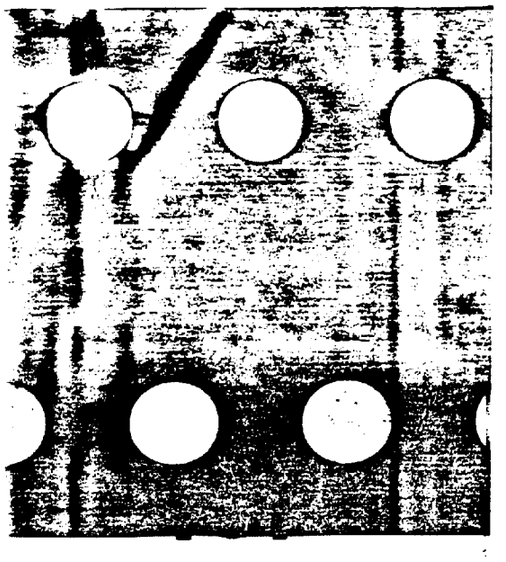
On this 1st day of June, 1988 before me personally appeared Robert L. Baker to me known to be the person who executed the foregoing instrument in behalf of Hilda Baker Nance and acknowledged that he executed the same as the free act and deed of the said Hilda Baker Nance, through Power of Attorney granted him by the said Hilda Baker Nance.

Commission expires: 10-9-91

Notary Public

NOTARY PUBLIC AT LARGE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7561 PAGE 934

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

CAMT	55000.00
CON TX	154.00
PRFEE	0.30
UDEED	6.00
TOTAL	160.50
CHECK	160.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1202

3641:7

IDENTIFICATION REFERENCE

JUN 3 11 33 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98098