FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December 19 89

Notary Public

MY COMMISSION EXPIRES:

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

(AFFIX SEAL)

BOOK 8016 PAGE 113

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas R. Ashworth, Jr. (NAME)	First Republic Mortgage (NAME)	155-2-A 16.00 CO.
8063 Montcastle Drive (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	9D 80503
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

FOR AND 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, Jeff G. Jones, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas R. Ashworth, Jr. and wife, Gail V. Ashworth

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. 16 on the Plan of Montcastle Estates, of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Jeff G. Jones by deed from Wallace E. Williams et ux, Mary Castleman Williams of record in Book 7070, page 37, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 7170, page 926 and Book 7260, page 295, said Register's Office.

93052

IDENTIFICATION REFERENCE

JAN 2 10 22 AM '90

DAVIDSON COUNTY, TN

9210 01/02 0101 03CHECK 643.90

unimproved ( ) This is improved (xx) property, known as 8063 Montcastle Drive, Nashville, TN 37221
(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 26th day of December, 19 89

Jeff G. Jones

BOOK 8016 PAGE 114

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 Jeff G. Jones, unmarried

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of December, 19 89

Commission expires _____

STEVEN G. WATERS NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

_____ Notary Public

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM

Jeff G. Jones, unmarried

TO

Douglas R. Ashworth, Jr. and wife,

Gail V. Ashworth

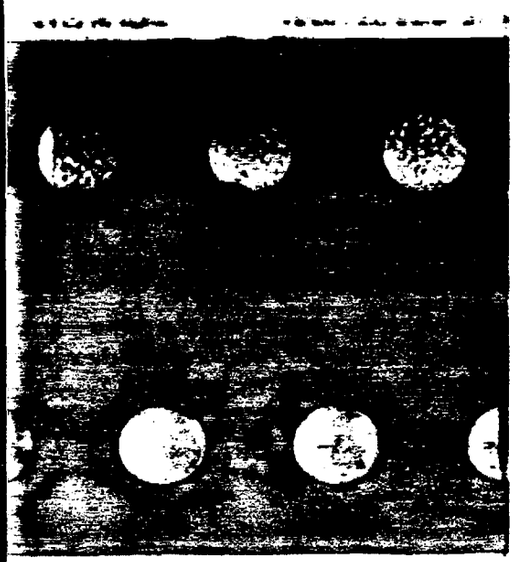
RETURN TO:

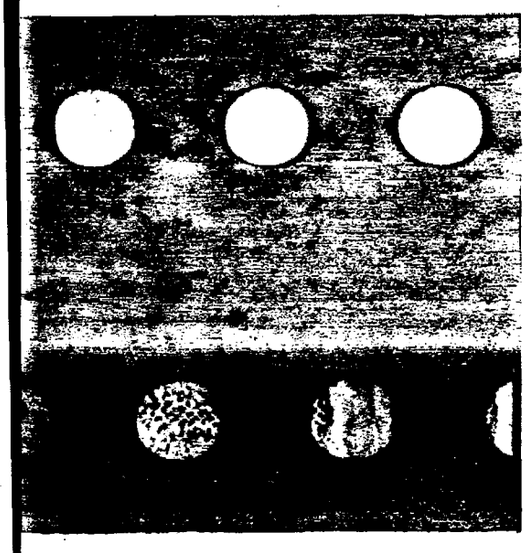
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 8016 PAGE 115

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	
				193000.00
			CON TX	636.90
			PRFEE	1.00
			WDEED	6.00
			TOTAL	643.90
			CHECK	643.90

01/02/90 01 10:22 0001 9210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93052

IDENTIFICATION REFERENCE

JAN 2 10 22 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 280374