FORM NO. WC-1

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF March 19 91

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

NAME ADDRESS

| ADDRESS NEW OWNERS, AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| David P. Hubbard (NAME) | First Republic Mortgage (NAME) | 033-08-014.00 |
| 317 Gates Road (STREET ADDRESS OR ROUTE NUMBER) | 6012 Wilmington Pike (STREET ADDRESS) | GO 05416 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Dayton, Ohio 45459 (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 David E. Ashmore and wife, Mary J. Ashmore

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David P. Hubbard and wife, Virginia L. Hubbard

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. 30 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47 through 52, inclusive, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David E. Ashmore and wife, Mary J. Ashmore by deed from John T. Rigsby and wife, Joan B. Rigsby of record in Book 6772, page 149, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3370, page 121 and Book 3398, page 438, said Register's Office.

6819 03/27 0101 03CHECK 219.85

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IDENTIF. T REFERENCE

MAR 27 10 13 AM '91

FELIX Z. WILSON JR. REG. SITER
DAVIDSON COUNTY TN.

( ) unimproved
(XX) This is improved property, known as 317 Gates Road, Goodlettsville, TN 37072
(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 26th day of March 19 91

David E. Ashmore

Mary J. Ashmore

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named David E. Ashmore and wife, Mary J. Ashmore

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 Goodlettsville Nashville, Tennessee, this 26th day of March, 19 91

Commission expires Notary Public

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 his oath himself upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (her) 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

My Commission Expires Nov. 21, 1992

**WARRANTY DEED**

**FROM**

David E. Ashmore and wife, Mary J. Ashmore

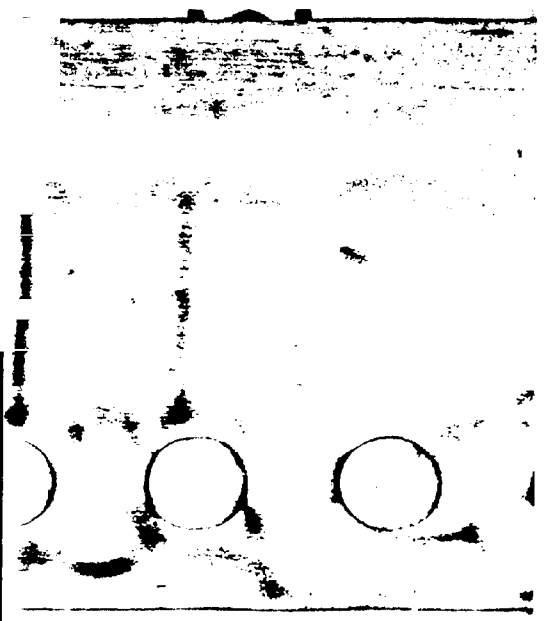
**TO**

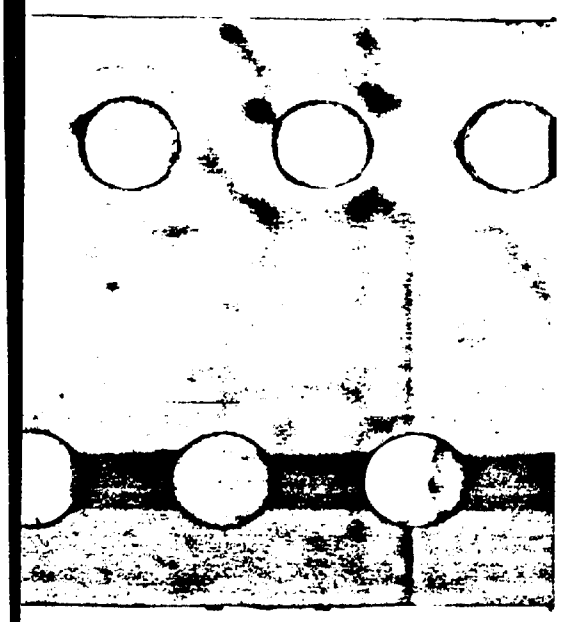
David P. Hubbard and wife, Virginia L. Hubbard

**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 8317 PAGE 147

| | | |
|---|---|---|
| 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 | 64500.00 |
| CON TX | 212.85 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 219.85 |
| CHECK | 219.85 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/27/91 01 10:13 0001 6819

01 1965

IDENTIF. REFERENCE

MAR 27 10 13 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 407555