0130989

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 DEC 11 PM 1:08

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (mn) Title No: 37182
Dav. Co. File: Box 8

BOOK 9885 PG 18

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Philip Ashmore 2116 Hobbs Road, H-2 Nashville, Tennessee 37215	America's Wholesale Lender 155 North Lake Avenue Pasadena, CA 91109

TAX MAP-PARCEL NUMBERS: 1231-2-A-39

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas K. Yoder, Executor, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip Ashmore, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. H-2 in a Horizontal Property Regime which is located on the Plat of Hobbs House Condominium Apartments, of record in Book 3595, page 74 as amended in Book 5200, page 54, Register's Office for said County.

BEING the same property conveyed to Marcella M. Yoder by deed from Jimmy Hill and wife, Ann Andrews Hill of record in Book 5843, page 429, said Register's Office. Marcella M. Yoder died, unmarried & testate by will of record in Will Book 191, page 649 Probate Court Clerk's Office for Davidson County, Tennessee. The said Marcella M. Yoder appointed Douglas K. Yoder executor with full power to convey subject property. Letters testamentary were issued to Douglas. Yoder of record in Minute Book 382, page 396 said Probate Court Clerk's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5289, Page 515, Book 5292, page 958, Book 5293, page 612, Book 6822, page 893, Book 7802, page 299 and in Book 7824, page 974, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 2116 Hobbs Road, H-2, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of December, 1995.

Douglas K. Yoder, Executor

State of Tennessee
County of Davidson

On this 4th day of December, 1995, before me the undersigned authority, personally appeared **Douglas K. Yoder, Executor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public Floyd County, Georgia
My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 57000.00

Affiant

Sworn and subscribed before me on the 4th day of December, 1995.

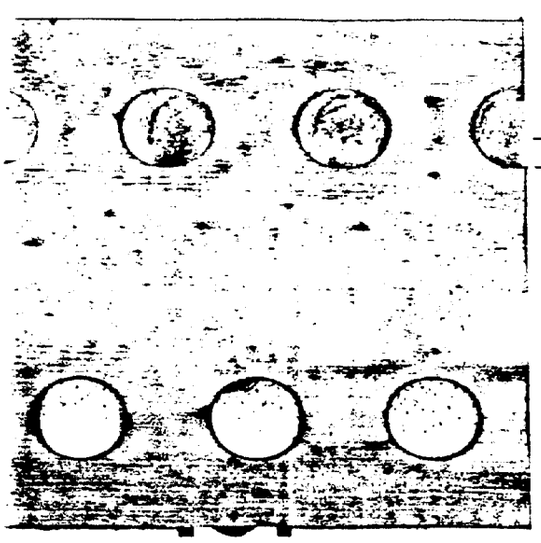
Notary Public Floyd County, Georgia
My Commission Expires Feb 1 1998

My Commission Expires: _____

Notary Public

7110 12/11 0101 03CHECK 219.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9885 PG 20

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

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90

12/11/95 01 13:09 0001 7110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0130989
IDENTIF. & REFERENCE

95 DEC 11 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 985582