PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 11040 PAGE 54

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **July, 1998** between ALLODA SPIVA, A WIDOW, UNMARRIED, GRANTOR, and JACK W. ASHLEY and JEAN D. ASHLEY, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ALLODA SPIVA, A WIDOW, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto JACK W. ASHLEY and JEAN D. ASHLEY, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 614 GIBSON DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds herself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: _____
ALLODA SPIVA Signature of Seller

IDENTIF. ✦ REFERENCE

98 JUL 29 PM 12:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04680 85

9788 07/29 0101 03CHECK 347.63

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ALLODA SPIVA, A WIDOW, UNMARRIED, the within named 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, at office, this **27th** day of **July, 1998.**

Denise C. Ellis
Notary Public

DAVIDSON COUNTY, TENN. DENISE C. ALLIS NOTARY PUBLIC AT LARGE

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JACK W. ASHLEY and JEAN D. ASHLEY, HUSBAND AND WIFE and
614 Gibson Drive
Madison TN 37115

Property Address:

614 GIBSON DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

FT MORTGAGE COMPANIES
P.O. Box 80140
Atlanta, Ga 30366

Map & Parcel #: MAP 42-16, PARCEL 141

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$89,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Jack W. Ashley
Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **July, 1998.**

Denise C. Ellis
Notary Public

DAVIDSON COUNTY, TENN. DENISE C. ALLIS NOTARY PUBLIC AT LARGE

My Commission Expires: 5/28/2000

EXHIBIT 'A'

BEING Lot No. 52 on the Plan of Blair Heights, Section VI, of record in Plat Book 2331, page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to THURMAN SPIVA AND WIFE, ALLODA SPIVA, by Deed from MILDRED L. CARVER, UNMARRIED, of record in Book 7855, page 256, Register's Office for DAVIDSON County, Tennessee, the said Thurman Spiva having since died, the property vests by operation of law in his surviving spouse, Alloda Spiva, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 42-16, PARCEL 141, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 707.14).

2. All matters as set forth on the Plan of record in Plat Book 2331, page 98, said Register's Office, which plan includes a 70-foot minimum building setback line from Gibson Drive and a 10-foot public utility and drainage easement along the back lot line.
3. Restrictive Covenants recorded in Deed Book 2490, Page 398, Register's Office for DAVIDSON County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11040 PAGE 57

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	89900.00
			CON TX	332.63
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	347.63
			CHECK	347.63

07/29/98 01 12:21 0001 9588

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0468085
IDENTIF. ↑ REFERENCE

98 JUL 29 PM 12:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325214