Box 43

WARRANTY DEED

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 1998.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

My Commission Expires MAY 26, 2002

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Asay	Lovell & Malone, Inc	104-11-91
(NAME) 1904 Natchez Trace	(NAME) 2209 Crestmoor Road Suite 330	24W04145
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(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, Erick M. Grow and wife, Catherine W. Grow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Asay and wife, Debra Asay, 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 Tract #3 on the unrecorded plan of John U. Wilson's Subdivision of the west part of Lot No. 1, L.A. Bauman's property, which Bauman property, as to streets and alleys, is shown on the plan of Stokes and Marshall's Subdivision of record in Book 332, Page 105, Register's Office for said County.

Beginning at the southeast intersection of Natchez Trace, formerly 29th Avenue South and the first alley north of Jones Avenue, thence with the southerly margin of said alley, easterly 120 feet to a point; thence southerly 58 feet, more or less, to the common corner of Tract Nos. 2 and 3; thence with the line between said Tracts Nos. 2 and 3, westerly 120 feet, more or less, to the easterly margin of Natchez Trace; thence with the easterly margin of said Natchez Trace, northerly 58 feet, more or less, to the point of beginning.

BEING the same property conveyed to Erick M. Grow and wife, Catherine W. Grow by Quitclaim Deed from Catherine W. Grow (being one and the same person as Catherine W. Marks) of record in Book 9918, Page 160.

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

unimproved ☐
This is improved ☒ property, known as 1904 Natchez Trace, Nashville, TN 37212
(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/our hand(s) this 12th day of August, 1998.

Erick M. Grow

Catherine W. Grow

0475878

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STATE OF TENNESSEE

BOOK 11068 PAGE 927

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erick M. Grow and wife, Catherine W. Grow, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 1998.

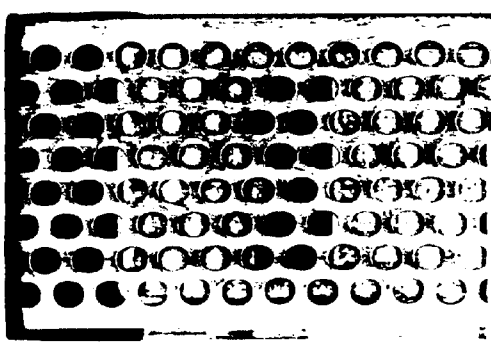
Commission expires: May 26, 2002

Shelly A. Gardner

Shelly A. Gardner Notary Public

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002



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

RECEIVED OF _____

FOR _____

BOOK 11068 PAGE 928

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

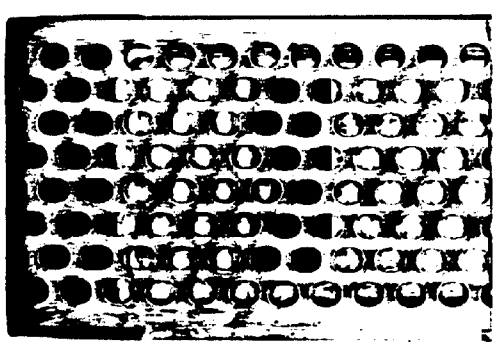
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHECK 57.1[illegible]

[illegible] 15:09 0001 7991



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93 AUG 17 PM 3:09

0475878

No. [illegible]