BOOK 11170 PAGE 504

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Nathan T. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 98

Judy A. Lehman
Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan T. Greer (NAME)	Capital Bank & Trust Company (NAME)	169-3
8082 Old Harding Road (ADDRESS)	1820 West End Avenue (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (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, Margaret E. Ashburn, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan T. Greer and wife, Mary M. Greer

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:

A tract of land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a Survey made June 14, 1948, by Watkins and Murray, Surveyors as follows:

Beginning at a point 133 feet north of the center line of Highway No. 100, Lizzie Baltimore's easterly line; thence with said line north 3 degrees 15' east 885.9 feet to the southerly margin of Ridge Road; thence with said Road north 54 degrees 15' east 14 feet; thence south 30 degrees east 808.6 feet to a bolt in the center line of the Old Harding Road; thence south 45 degrees 15' west 200 feet; thence northwestwardly 100 feet; thence southwestwardly 225 feet to the beginning.

Being the same property conveyed to James M. Ashburn and wife, Margaret E. Ashburn by deed from T. Cooper Rhinehart and wife, Myrtle Hite Rhinehart of record in Book 1792, page 144, Register's Office for Davidson County, Tennessee. The said James M. Ashburn having since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

MARGARET E. ASHBURN AND MARGARET ELISE ASHBURN ARE ONE AND THE SAME PERSON

unimproved ( )
This is improved (X) property, known as 8082 Old Harding Road, 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 20th day of October 19 98

Margaret E Ashburn By her Attorney in Fact James M Ashburn III
Margaret E. Ashburn

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Ashburn, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Margaret E. Ashburn, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Margaret E. Ashburn. WITNESS my hand and official seal at Brentwood, Tennessee, October 20, 1998.

Notary Public

My Commission Expires: 5-16-99

JUDY ANN HAYNES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

98 OCT 27 AM 8:06

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0504092

RECORDED AS REFERENCE

8026 10/27 0101 03CHECK 140.50

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

RECEIVED OF _____

FOR _____

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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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 140.50
CHECK 140.50

10/27/98 01 08:06 0001 B026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0504092
IDENTIFICATION REFERENCE

98 OCT 27 AM 8:06

REGISTER
DAVIDSON COUNTY, TN.

No. 1363208