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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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E-mail: wilkins.ivey@home.com

W & I Ref: (cmw) Title No: 41119
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey S. Cabbage Lori A. Cabbage 6004 Deerbrook Drive Nashville, TN 37221	ABN AMRO Mortgage Group, Inc. 777 E. Eisenhower Plaza, Suite 700 Ann Arbor, MI 48108

TAX MAP-PARCEL NUMBERS: 155-16-A-131 9D 83374

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 247500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew P. Ashwood, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey S. Cabbage and spouse, Lori A. Cabbage,** 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:**

LAND in Davidson County, Tennessee, being Lot No. 158 on the Plan of Traceside Section Five of record in Book 9700, page 269, Register's Office for said County.

SAID Lot No. 158 fronts 65.20 feet on the broken southwesterly margin of Deerbrook Drive and extends back 127.05 feet on the northeasterly line and 121.63 feet on the southeasterly line to a broken line in the rear, measuring 156.48 feet thereon.

BEING the same property conveyed to Matthew P. Ashwood, unmarried, by deed from 2728 Holding Corporation, a Nevada Corporation F/K/A Centex Real Estate Corporation of record in Book 10412, page 427, Registers' Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 269, said Register's Office, which Plan shows a 30 foot minimum building setback line from Deerbrook Drive, together with additional setback designations and 10 and 5 foot easement for public utility and drainage purposes along the broken rear, and northeasterly lines of said lot respectively and a 15 foot easement for public utility and drainage purposes along the broken front line of said lot.; The Declaration of Covenants, Conditions and Restrictions of record in Book 9236, page 504, Book 9435, page 493, Book 9677, page 675, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Jonna Ashwood, the spouse of Matthew P. Ashwood, joins in this conveyance solely to convey any marital interest she may have in subject property.

This is improved property, known as: 6004 Deerbrook Drive, Nashville, TN 37221

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.

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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 28th day of July, 1999.

Matthew P. Ashwood
Matthew P. Ashwood

Jonna Ashwood
Jonna Ashwood

State of Tennessee
County of Davidson

On this 28th day of July, 1999, before me the undersigned authority, personally appeared **Matthew P. Ashwood and Jonna Ashwood**, 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.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 247500.00

Matthew P. Ashwood
Affiant

Sworn and subscribed before me on the 28th day of July, 1999.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

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REGISTER'S OFFICE
NASHVILLE, TN.

06019682

IDENTIFICATION REFERENCE

CAMT	247500.00
CON TX	915.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	926.75
CHECK	926.75

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499380