BOX 1

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **January, 2001** between **CHARLES G. ASHTON and wife, NANCY J. ASHTON** , GRANTOR, and **LARRY A. POWELL and wife, WANDA J. POWELL** , GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of Ransom Place, Section I, Phase 2, according to the plan of record in Book 7900, Page 463, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed unto Charles G. Ashton and wife, Nancy J. Ashton, herein by Warranty Deed from John O. Wilson, III and wife Mary K. Wilson, recorded on May 15, 1997, in Book 10454, Page 704, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2001, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 7900, Page 463; Restrictive Covenants of record in said Register's Office; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

CHARLES G. ASHTON
Signature of Seller

NANCY J. ASHTON
Signature of Seller

Davidson County DEEDWARR
Recvd: 01/23/01 08:51 2pgs
Fees:11.00 Taxes:536.50

20010123-0006688

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **CHARLES G. ASHTON and wife, NANCY J. ASHTON**, the within named 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, at office, this **18th** day of **January, 2001.**

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2001

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

LARRY A. POWELL and WANDA J. POWELL
2056 RANSOM PLACE
NASHVILLE, TENNESSEE 37217

Property Address:

1800 OLIVE CIRCLE
NASHVILLE, TENNESSEE 37217

Person Responsible for Taxes:

ABN AMRO MORTGAGE GROUP, INC.
2600 W. BEAVER ROAD
TROY, MI 48084

MAP # 135-14-0-B
Parcel #: 46

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 **$145,000.00** 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.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2001

Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **January, 2001.**

Notary Public

My Commission Expires: _____

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076