BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/01 15:00 2pgs
Fees:11.00 Taxes:259.00

20010417-0037614

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Leonard L Bogle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard L. Bogle (NAME)	PHH Mortgage Services (NAME)	72-7 #28.00
1312 Shelton Avenue (ADDRESS)	6000 Atrium Way (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Mt Laurel, NJ 08054 (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, Timothy Ray Ashley, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard L. Bogle and wife, Lillian K. Bogle

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 the westerly 50 feet of Lot No. 18 on the Plan of Mora Sharpe Lands, of record in Book 547, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 18 fronts 50 feet on the southerly margin of Shelton Avenue and extends back 240 feet, more or less, on the westerly line and 234.4 feet, more or less, on the easterly line to a dead line in the rear measuring 63 feet thereon.

Being the same property conveyed to Tim R. Ashley and wife, Deborah S. Ashley, by deed from Tom P. Vest, Sr. and wife, Co-Ellen Vest, of record in Book 8912, page 993, Register's Office for Davidson County, Tennessee. And said property was conveyed to Timothy Ray Ashley, by Quitclaim Deed from Deborah Sue Ashley of record in Book 9774, page 620, Register's Office for said County. The said Timothy R. Ashley and Timothy Ray Ashley being one and the same person. The said Deborah S. Ashley and Deborah Sue Ashley being one and the same person.

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

And I, Marla Kaye Ashley, wife of Timothy Ray Ashley, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 1312 Shelton Avenue, Nashville, TN 37216
(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 13th day of April 2001

Timothy Ray Ashley
Timothy Ray Ashley

Marla Kaye Ashley
Marla Kaye Ashley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Ray Ashley and Marla Kaye Ashley

the bargainor s, 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 13th day of April, 2001.

Commission expires April 22, 2001

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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 _____, _____.

My commission expires _____

_____
Notary Public