THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17820**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 6th day of April, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS WILLIAM T. VORNDICK 6090 Fire Tower Road Nashville, Tennessee 37221	Americas Wholesale Lender 4500 Park Granada Calabasas, CA 91302	MAP 113 PAR 109 FB# 9D12960

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BONNIE PAGE ASHWORTH AND SAM H. HALE, EXECUTORS OF THE ESTATE OF AUBREY R. ASHWORTH ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM T. VORNDICK AND WIFE, PATRICIA M. VORNDICK ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6090 Fire Tower Road, Nashville, Tennessee 37202.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of March, 2001.

Bonnie Page Ashworth, Executrix
BONNIE PAGE ASHWORTH, EXECUTOR
OF THE ESTATE OF AUBREY R. ASHWORTH

SAM H. HALE, EXECUTOR
OF THE ESTATE OF AUBREY R. ASHWORTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BONNIE PAGE ASHWORTH AND SAM H. HALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2001.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 04/24/01 13:39 2pgs
Fees:11.00 Taxes:647.50

20010424-0040523

EXHIBIT "A"

Land in the 9th Civil District of Davidson County, Tennessee, and being described as Lot No. 3 on a survey by Tennessee Valley Engineers, INc., dated May 16, 1969, as follows:

Beginning at a point on the northwesterly margin of Fire Tower Road, said point being marked by an iron pin and being located 50 feet in a northwesterly direction from the northwest corner of property conveyed to the State of Tennessee by deed from Aaron Furlough and wife, of record in Book 3991, page 665, Register's Office for said County; and said point being the northeasterly corner of the Tract herein described; thence with the northwesterly margin of Fire Tower Road South 54 deg. 317 feet to a point; thence with the same south 34 deg. west 130 feet to a point; the southeasterly corner of the Tract herein described; thence with the boundary of the Milton Bracey Property north 88 deg. west 700 feet to a point in the easterly boundary of the Allison Property; thence with the same North 14 deg. 15 min. east 252 feet to a point; thence with the same north 4 deg. east 410 feet to a point, said point being a southwest corner of the Milton Bracey property; thence with the boundary of the Milton Bracey property south 72 deg. east 1055 feet to the point of begining, containing 10.4 acres, more or less.

Being the same property conveyed to A. R. Ashworth by deed from A. D. Agee, Trustee of record in Book 5480, page 509, said Register's Office. A. R. Ashworth has since died leaving a will of record in Will Book 237, page 143, Probate Court for Davidson County, Tennessee. Pursant to said will, all real property of the decedent is included in his probate estate.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) Easements of record in Book 4477, page 771, and Instrument No. 200003200028395, said Register's Office.