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. 18185**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $178,000.00. Bonnie Page Ashworth Affiant Subscribed and sworn to before me, this 23rd day of August, 2001. Notary Public My Commission Expires:

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner: **CHARLIE MCCLENDON** 1309 Harding Place Nashville, Tennessee 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 131-3 PAR 207 FB 16DA27225

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 , CO-EXECUTORS OF THE ESTATE OF AUBREY R ASHWORTH ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHARLES S. MCCLENDON, unmarried ("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 1701 TEMPLE AVENUE, NASHVILLE, TENNESSEE 37215.

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 23rd day of August, 2001.

Bonnie Page Ashworth, Co-Executrix — Sam H. Hale, Co-Executor

BONNIE PAGE ASHWORTH — SAM H. HALE

Davidson County DEEDWARR
Recvd: 08/29/01 11:36 3pgs
Fees:18.00 Taxes:658.60

20010829-0093745

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 , 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 23rd day of August, 2001.

My Commission Expires: _____ Notary Public

My Commission Expires
September 25, 2004

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

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

Witness my hand, at office, this 21st day of August, 2001.

Denise A. Burgess
Notary Public

My Commission Expires: Notary Public, DeKalb County, Georgia
My Commission Expires Aug. 15, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Neil Hunt Subdivision, as of record in Plat Book 974, page 19, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Audie Ashworth by deed from Margaret Brown Murray of record in Book 6161, page 699, said Register's Office. Audie Ashworth has since died. The executor has power of sale pursuant to the Will in Will Book 237, page 143, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1129, page 321, amended in Book 6104, page 64; and (3) All matters appearing on the Plan of record in Book 974, page 19, said Register's Office.