This Instrument Was Prepared By:
MUDTER & PATTERSON
2000 Richard Jones Road
Suite 103
Nashville, Tennessee 37215
Box 98

Davidson County DEEDWARR
Recvd: 10/10/01 14:33 4pgs
Fees:23.00 Taxes:1080.40
20011010-0110501

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Bonnie Page Ashworth 3501 Belmont Boulevard Nashville, TN 37215	New Owner	Map: 117-12 Parcel: 12

WARRANTY DEED

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, AUDIGRAM, INC., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BONNIE PAGE ASHWORTH ("Grantee"), her 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 3501 Belmont Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 "B" 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, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "B" 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 5th day of October, 2001.

AUDIGRAM, INC., a Tennessee corporation

By: Bonnie P. Ashworth, Pres

Bonnie P. Ashworth, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the state and county aforementioned, personally appeared Bonnie P. Ashworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Audigram, Inc., a Tennessee corporation, the within named bargainor, and that such person, as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by such person as President.

Witness my hand and seal, this 5th day of October, 2001.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $292,000.00.

Bonnie Page Ashworth
Affiant

Subscribed and sworn to before me, this 5th day of October, 2001.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

Exhibit "A"

A lot of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 7, in Noel's Subdivision of Watkins Grove not of record. Said Lot No. 7 fronts 155 feet on the westerly side of Belmont Boulevard, and runs back between parallel lines with the southerly margin of Woodmont Boulevard, 200 feet to the east line of Lot No. 28.

Being the same property conveyed to Audigram, Inc. by deed from Audie R. Ashworth, a single man, of record in Book 5442, page 479, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Real property taxes for the year 2001 which have been prorated and assumed by Grantee.