PREPARED BY (AND RETURN TO):

22-1-617

WILKINS & IVEY
Attorneys At Law

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Brentwood, Tennessee 37027
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W & I Ref: (GJ) Title No: 43202

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/28/02 15:42 2pgs
Fees:13.00 Taxes:565.73
20020228-0025750

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Riccardo Cannone 8304 Trading Post Court Nashville, TN 37221	Suntrust Mortgage Inc. 901 Semmes Avenue Richmond VA 23224

TAX MAP-PARCEL NUMBERS: 126-15-197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Walter M. Ashcraft and spouse, Edith G. Ashcraft, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Riccardo Cannone hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Section Four Boone Trace at Biltmore of record in Book 9700, page 933, Register's Office for said County, to which Plan reference is made for a complete description thereof.

Being the same property conveyed to Walter M. Ashcraft and Edith G. Ashcraft, husband and wife, by deed from Fox Ridge Homes, Inc. f/k/a NVR Fox Ridge Inc. of record in Doc. No. 200003030021554, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 933, said Register's Office, to which plan reference is made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, Book 9342, page 312, Book 9735, page 931, Book 10032, page 813, Book 10306, Book 87, Book 11455, page 443 and Doc. No. 200001260008529, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8304 Trading Post Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and foreve. defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19TH day of JANUARY, 2002.

Walter M Ashcraft
Walter M. Ashcraft

Edith G Ashcraft
Edith G. Ashcraft

State of TN
County of Davidson

On this 19th day of January, 2002, before me the undersigned authority, personally appeared **Walter M. Ashcraft and Edith G. Ashcraft**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Kelley R
Notary

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY RICH

My Commission Expires: 5-29-2005

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $152,900.00

Arlene Stowe
Affiant

Sworn and subscribed before me this 7th day of February, 2002

Suzanne T Eggers
Notary Public

My Commission Expires: May 23 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD TENNESSEE

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD TENNESSEE