THIS SPACE FOR REGISTER'S RECORDING INFORMATION

Per TCA §66-24-115
Prepared By:

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The preparer makes no representation regarding the description of, or the title to, the property purported or intended to be conveyed hereby and assumes no responsibility for the proper execution, delivery or recording of this document.

Davidson County DEEDWARR
Recvd: 04/11/02 13:54 3pgs
Fees:17.00 Taxes:0.00

20020411-0045094

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

THIS WARRANTY DEED made and entered into on this 4th day of March, 2002, by and between **ELMER ASH and wife, RUTH Y. ASH**, "Grantors", and **ELMER ASH as Trustee, or any successor Trustee, of The Elmer Ash Revocable Trust dated December 27, 2001, and RUTH YVONNE ASH as Trustee, or any successor Trustee, of The Ruth Yvonne Ash Revocable Trust dated December 27, 2001, a one-half (1/2) undivided interest each,** "Grantees";

(The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.)

W I T N E S S E T H:

That for good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantors have bargained and sold and do by these presents transfer and convey unto the Grantees, their successors and assigns, the following described real property:

In the City of Nashville, County of Davidson, Tennessee:

The North 20 feet of Lot No. 7 and the South 20 feet of Lot No. 8 on the Map of Sharpe and Horn's Fourth Addition, of record in Book 161, Page 172, in the Register of Deeds' Office for Davidson County, Tennessee.

Per TCA Section 66-24-121, the foregoing description is based upon the prior deed of record.

Per TCA § 66-24-122, this property is shown in the Davidson County, Tennessee, Tax Assessor's Office as Parcel ID 07214017600, and has a street address of 1402 North 14th Street, Nashville, Tennessee, 37206.

Per TCA Section 66-24-110, the source of Grantors' title is Special Warranty Deed from Chan McCullough to Elmer Ash and wife, Ruth Y. Ash, dated February 22, 2000, registered August 11, 2000, at 4:02 P.M., and recorded in Instrument #20000811 0079902, in the Register of Deeds' Office for Davidson County, Tennessee.

SUBJECT TO: A Lien evidenced by a Deed of Trust executed by Elmer Ash and wife, Ruth Y. Ash, in favor of E. A. Sirey, Jr., of record in Book 10055, Page 890, in the Register of Deeds' Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property together with all the rights, privileges and appurtenances thereto appertaining unto the Grantees, their successors and assigns, forever in fee simple.

And the Grantors covenant with the Grantees that: (1) they are lawfully seized and possessed of said property; (2) they have a perfect right to convey the same; (3) the same is free and unencumbered, except for (a) matters set forth in the description, and (b) the lien of the current year's taxes, if unpaid, which shall in any event be prorated between the parties hereto as of the date of this deed, and which taxes for the current year, if unpaid, will be paid by Grantees; and (4) they will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has executed this deed on the day and year first above written.

ELMER ASH

RUTH Y. ASH

STATE OF Ga.
COUNTY OF DeKalb

ACKNOWLEDGMENT

Personally appeared before me, the undersigned Notary Public of the State and County aforesaid, **ELMER ASH and wife, RUTH Y. ASH**, the within named bargainors, with whom I am personally acquainted, or who were proved on the basis of satisfactory evidence to me to be the persons described in the foregoing instrument and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their voluntary act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at office in said State and County, this the 4 of March 2002.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC, DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES AUGUST 8, 2005

THIS PROPERTY TRANSFER IS EXEMPT FROM THE RECORDATION TAX OF TCA § 67-4-409(a) PURSUANT TO TCA § 67-4-409(a)(3)(F) [TRANSFER OF REAL ESTATE TO REVOCABLE LIVING TRUST] AND, THEREFORE, NO OATH OF VALUE IS REQUIRED PER TCA §67-4-409(a)(5).

NAME AND ADDRESS OF PROPERTY OWNER, PER TCA §66-24-114:

(1) ELMER ASH as Trustee, or any successor Trustee, of The Elmer Ash Revocable Trust dated December 27, 2001, and (2) RUTH YVONNE ASH as Trustee, or any successor Trustee, of The Ruth Yvonne Ash Revocable Trust dated December 27, 2001
4230 Sandy Lake Drive
Lithonia, GA 30038

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAX, PER TCA §66-24-114:

(1) ELMER ASH as Trustee, or any successor Trustee, of The Elmer Ash Revocable Trust dated December 27, 2001, and (2) RUTH YVONNE ASH as Trustee, or any successor Trustee, of The Ruth Yvonne Ash Revocable Trust dated December 27, 2001
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Lithonia, GA 30038