THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 19065	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $226,000.00 Affiant Subscribed and sworn to before me, this 21st day of June, 2002. 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(s):	Send Tax Bills to	Tax Information
CHRISTY L. PASSMORE	FRANKLIN FINANCIAL MORTGAGE,	MAP 117-2-D
3011 Woodlawn Drive	110 3rd Ave. North	PARCEL 1.00 CO
Nashville, Tennessee 37215	Franklin, Tennessee 37064	FB# 7DA92002

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, JOHN B. ASH AND WIFE, CONSTANCE M. ASH, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTY L. PASSMORE, 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 3011 Woodlawn Drive, 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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2002.

JOHN B. ASH

CONSTANCE M. ASH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN B. ASH AND CONSTANCE M. ASH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2002.

My Commission Expires:

Notary Public

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

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 06/25/02 10:39 2pgs
Fees:13.00 Taxes:836.20

20020625-0076012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 1 on the Plan of The Clairmont Condominiums of record in Plat Book 6200, page 551, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, Book 8263, page 703, said Register's Office.

Being the same property conveyed to John B. Ash and spouse, Constance M. Ash by deed from Jack W. Pentzer, married of record in Book 11703, page 940, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7096, page 940, Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, Book 8263, page 703; (3) Easements of record in Book 4067, page 943; (4) Charter of record in Book 7137, page 826, Book 7960, page 128, Book 8168, page 430, and Book 8172, page 28: and (5) All matters appearing on the Plan of record in Plat Book 6200, page 551, said Register's Office.