Davidson County DEEDWARR
Recvd: 11/06/02 10:08 2pgs
Fees:13.00 Taxes:2590.00
20021106-0136355

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. 19555

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: ~~$700,000~~.00.

Affiant

Subscribed and sworn to before me, this 31st day of OCTOBER, 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:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Lang Aston 712 Bowling Avenue Nashville, TN 37215	Aurora Loan Services P.O. Box 5180 Denver, CO 80217-5180	MAP 117-05 PAR 15.00 FB 07DA 02245

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, LOUIS JOHN VAN MOL AND WIFE, DEBORAH RUTH VAN MOL ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LANG ASTON AND WIFE, LISA ASTON ("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 712 Bowling 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 31st day of OCTOBER, 2002.

LOUIS JOHN VAN MOL

DEBORAH RUTH VAN MOL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LOUIS JOHN VAN MOL AND WIFE, DEBORAH RUTH VAN MOL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of OCTOBER, 2002.

My Commission Expires:

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

My Commission Expires
September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 on the Plan of Forrest Park Land Improvement Company's Subdivision, of record in Book 161, page 144, Register's Office for said County, and being described as follows:

Beginning at the northeast corner of Golf Club Road, and Bowling Avenue; thence northerly with the east margin of Bowling Avenue, 141 feet; thence easterly 250 feet to the west line of Lot No. 10; thence south with the line between Lots 5 and 10, 127.3 feet to the north margin of Golf Club Road; thence with said Road, West 250 feet to the beginning.

Being the same property conveyed to Louis John Van Mol and wife, Deborah Ruth Van Mol by deed from Dunklin C. Bowman and wife, Virginia G. Bowman of record in Book 7418, page 890, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 161, page 144, said Register's Office.