Davidson County DEEDWARR
Recvd: 05/14/03 13:31 2pgs
Fees:13.00 Taxes:499.50

20030514-0065500

WARRANTY DEED

B-TH-03-2205

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me this 18th DAY OF April, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Asa Stovall	240 wallace Rd. (NAME)	
2205 14th Avenue North	Nashville, TN 37211 (ADDRESS)	81-03-85.00
(ADDRESS)	"New Owner"	
Nashville, Tennessee 37208	(CITY) (STATE) (ZP)	
(CITY) (STATE) (ZP)		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID M. SHEARON AND NELSON HOLT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASA STOVALL, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of H.N. Myers of record in Book 21, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David M. Shearon and Nelson Holt by Quitclaim Deed of even date and recorded simultaneously herewith in Instrument No. 20030514-0065499, Register's Office for Davidson County, Tennessee. Said property is not the primary or marital residence of the within named grantors.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2205 14th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of April, 2003.

David M. Shearon

Nelson Holt

STATE OF Tennessee

COUNTY OF Davidson

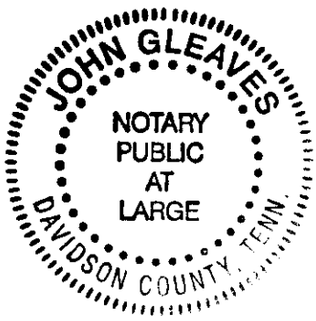
I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that David M. Shearon and Nelson Holt personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of April, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903