THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21127-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $940,000.00 Affiant Subscribed and sworn to before me, this 20th day of June, 2003. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/30/03 08:58 2pgs
Fees:13.00 Taxes:3478.00

20030630-0089729

NOTARY PUBLIC AT LARGE — GERALD G. PATTERSON — DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Bart Ashley 301 Clarendon Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116.10 Parcel No. 102.00

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, **Bratschi Johnston**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bart Ashley,** 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 301 Clarendon, Nashville, Tennessee 37205

Crews Johnston, III, spouse of Bratshci Johnston, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Bratschi Johnston.

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 June 19, 2003.

Bratschi Johnston

Crews Johnston, III

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bratschi Johnston and Crews Johnston, III** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2003.

Notary Public

My Commission Expires

OR

NOTARY PUBLIC AT LARGE — GERALD G. PATTERSON — DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Nashville, Davidson County, Tennessee, being Lot 15 and part of Lot 12 on the Map of Bransford Realty Company's Berkeley Hills Subdivision of record in Plat Book 547, pages 57 and 58, Registers's Office for Davidson County, Tennessee, and described according to a property survey by John Kohl and Company dated August 19, 1998, Patrick S. Coode, Tennessee License No. 855, as follows:

Beginning in the north right of way of Cornwall Avenue at the corner of Lots 14 and 15; thence along said right of way N 63 deg. 34 min. 43 sec. W, 100.89 feet to the beginning of a curve; thence along a curve to the right, having a radius of 50 feet, a distance of 81.60 feet to the easterly right of way of Clarendon Avenue; thence with said Clarendon Avenue N 29 deg. 55 min. 55 sec. E, 85.31 feet; thence along a curve to the right, having a radius of 172.22 feet, a distance of 92.65 feet; thence leaving said Clarendon Avenue S 57 deg. 15 min. 00 sec. E, 121.14 feet to an iron pipe at the corner of Lots 14 and 15; thence along the line of Lots 14 and 15 S 27 deg. 38 min. 42 sec. W, 211.50 feet to the point of beginning and containing 0.72 acres, more or less.

Being the same property conveyed to Crews Johnston, III and wife, Bratschi R. Johnston by quitclaim deed dated October 1, 1998 from Gerald G. Patterson, Trustee of record in Book 11141, pae 408, the said Crews Johnston, III having conveyed his interest in the property to Bratschi R. Johnston by quitclaim deed of record in Book 11539, page 684, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) All matters appearing on the Plan of record in Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee.