WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/03 10:34 2pgs
Fees:13.00 Taxes:832.50

20030714-0097865

B-MRI-03-4026

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/2/06

(AFFIX SEAL)

MARY FRANCES RUDY 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
Russell W. Ashton, III	Mortgage Resources Inc.	
4620 Setter Court	(NAME) 404 BNA Drive, Suite 400	32-10-20
(ADDRESS) Nashville, Tennessee 37027	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 DEAN YOUNG HUNTER AND WIFE, WANDA HUNTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUSSELL W. ASHTON, III, 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. 15 on the Plan of Quail Ridge, Section 6, of record in Plat Book 11700, Page 17, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dean Young Hunter and wife, Wanda Hunter by Deed dated November 14, 2002 and filed for record on November 18, 2002 in Instrument Number 20021118-0142598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 11688, Page 872, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 4620 Setter Court, Nashville, Tennessee 37027
(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 30th day of June, 2003.

Dean Young Hunter

Wanda Hunter

STATE OF Tennessee

COUNTY OF Davidson

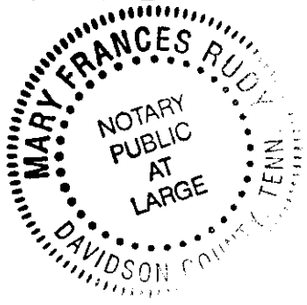
I, , a Notary Public of the County and State first above written, do hereby certify that Dean Young Hunter and wife, Wanda Hunter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of June, 2003.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903