Davidson County DEEDWARR
Recvd: 08/08/03 07:50 2pgs
Fees:13.00 Taxes:569.80

20030808-0112983

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42235

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles William Ashworth	Union Planters Bank, National Association	83-1-307
~~1301 Greenwood Avenue~~ 7544 OLD HARDING PIKE	P. O. Box 2127	
Nashville, TN, ~~37206~~ 37221	Memphis, TN 38101-2127	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Barbara Ballentine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles William Ashworth and wife, Andrea Ashworth

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 99 feet on the northerly side of Greenwood Avenue and runs back 180.7 feet on the easterly line and 174 feet on the westerly line with the easterly margin of Wilhoite Avenue to an alley, measuring 58.1 feet thereon.

Being the same property conveyed to Barbara Ballentine by Quitclaim Deed from Douglas E. French, an unmarried person, of record in Instrument No.: 20010102-0000229; and by Warranty Deed from K. Brett Chrisp and wife, Lynette K. Chrisp, of record in Book 11676, Page 195, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1301 Greenwood Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 31st day of July, 2003

Barbara Ballentine by Jon Hasenfuss, Attorney-in-Fact

attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of July, 2003, personally appeared Jon Hasenfuss to me known to be the person who executed the foregoing instrument on behalf of Barbara Ballentine as Attorney in Fact, and acknowledged that Jon Hasenfuss executed the same as the free act and deed of the said Barbara Ballentine.

Witness my hand and official seal this 31st day of July, 2003.

Notary Public

My Commission Expires: 7/29/2006

