Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #03-1613

Davidson County DEEDWARR
Recvd: 10/21/03 14:52 2pgs
Fees:13.00 Taxes:555.00

20031021-0155617

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melissa Renee Heaton Brown and husband, Gregory Scott Brown**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peggy J. Ashburn**, unmarried, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 310 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, page 550, 551 and 552 and Certificate of Correction in Book 7462, page 445 and by Amendment to change name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melissa Renee Heaton and Gregory Scott Brown by deed of record in Instrument No. 20010327-0029511, Registers office for said County.

Melissa Renee Heaton is now married and is one in the same as Melissa Renee Heaton Brown.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 680 Granwood Boulevard, Old Hickory, TN 37138.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 10th day of October, 2003

Melissa Renee Heaton Brown

Gregory Scott Brown

State of Tennessee)
County of Davidson)

On this 10th day of October, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Melissa Renee Heaton Brown and husband, Gregory Scott Brown, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150,000.00.

Affiant

Sworn and subscribed before me on this the 10th day of October, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Peggy J. Ashburn
680 Granwood Boulevard
Old Hickory, TN 37138

RESPONSIBLE FOR TAX PAYMENT:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

TAX MAP-PARCEL #:
63-16-A-87CO