ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
William W. Dreaden	New Owner	
Gladys E. Dreaden		MAP and PARCEL
117 Newsom Green		142-7 C 86
Nashville, TN 37221		

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 10/30/03 15:45 3pgs
Fees:18.00 Taxes:547.23

20031030-0159950

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Thomas Granvul Lightsey and John Robert Lightsey, Jr.,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William W. Dreaden and Gladys E. Dreaden, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 86 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated, Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to John R. Lightsey, Sr., by Warranty Deed dated May 8, 1995, from Arlene J. Oakley, unmarried, of record in Book 9669, Page 255, Register's Office for Davidson County, Tennessee. The said John R. Lightsey, Sr., died testate on April 28, 2003. By virtue of the Last Will and Testament of John Robert Lightsey, Sr., said property was devised to John Robert Lightsey, Jr., and Thomas Granvul Lightsey. John Robert Lightsey, Sr., is one and the same person as John R. Lightsey, Sr.

This is property with a common address of 117 Newsom Green, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantor; (2) The Plan of Record in Book 6900, Page 24 (boundary plat), said Register's office and all matters therein; (3) By-Laws of record in Book 7184, Page 71, said Register's Office; (4) Master Deed of record in Book 7184, Page 44; Certificate of Correction and Affidavit in Book 7467, Page 279; as amended in Book 7482, Page 312, all in said Register's Office; (5) Agreement for sanitary sewer easement of record in Book 5374, Page 511, said Register's Office; (6) Agreement for sanitary sewer easement of record in Book 6483, Page 907, said Register's Office; (7) Easement for highway purposes of record in Book 5407, Page 643, said Register's Office.

Grantors further warrant that neither of them has ever lived on said property as a married person and that said property is not subject to any marital rights therein.

Thomas Granvul Lightsey, Executor, further joins in this Warranty Deed to warrant that there are no matters affecting said estate that would interfere with or otherwise cause a cloud on the title to said property.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **October, 2003.**

/Thomas Granvul Lightsey
Thomas Granvul Lightsey

/John Robert Lightsey, Jr. by Thomas Granvul Lightsey, attorney in Fact
John Robert Lightsey, Jr., by Thomas Granvul Lightsey, Attorney in Fact

ESTATE OF JOHN ROBERT LIGHTSEY, SR., Seller

/Thomas Granvul Lightsey, Executor
By: Thomas Granvul Lightsey,
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Thomas Granvul Lightsey**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **30th** day of **October, 2003.**

Notary Public
My Commission Expires: 1/28/2006

CINDY SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October 2003, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas Granvul Lightsey,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **John Robert Lightsey, Jr.,** and is authorized by John Robert Lightsey, Jr., to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded simultaneously herewith in Instrument No. 20031030-0159949, said Register's Office.

Witness my hand and official seal at office, this 30th day of October 2003.

Notary Public
My Commission Expires: 1/28/2006

CINDY SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October 2003, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas Granvul Lightsey,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of **the Estate of John Robert Lightsey, Sr.,** and is authorized by said Estate to execute this instrument on its behalf by virtue of Letters Testamentary issued therein.

Witness my hand and official seal at office, this 30th day of October, 2003.

Notary Public
My Commission Expires: 1/28/2006

CINDY SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

File No. 0310-420.WD

[**STATE OF TENNESSEE**]
[**COUNTY OF DAVIDSON**]
[The actual consideration or value, whichever is greater for this]
[transfer is $147,900.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 30th day of October, 2003.]
[ ]
[My Commission Expires: 1/28/2006 Notary Public]

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006