RE-RECORDED TO INCLUDE COMPLETE LEGAL DESCRIPTION

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. 21828-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, 30th day of September, 2003. Notary Public My Commission Expires: JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

WARRANTY DEED

Address New Owner: Gregory Scott Ashley Juliann C. Ashley 1021 Belvidere Dr. Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.131-04-0 Parcel No. 131.00

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, **Robert C. Pritchett, Jr. and William R. Chaffin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Scott Ashley and wife, Juliann C. Ashley** ("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 1021 Belvidere Dr., Nashville, TN, 37204

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 the 30th day of September, 2003.

Robert C. Pritchett, Jr.

William R. Chaffin

[redacted]

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STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert C. Pritchett, Jr. and William R. Chaffin**, with whom I am personally acquainted (or 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, at office, this 30th day of September, 2003.

Notary Public

My Commission Expires: ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires November 29, 2003

Davidson County DEEDWARR
Recvd: 01/02/04 14:06 2pgs
Fees:12.00 Taxes:0.00

20040102-0000671

RE-RECORD

EXHIBIT "A"

Being parts of Lots Nos. 6, 7, 8 and 9 in Block 16 on the Map of College Park, of record in Book 843, page 29, Register's Office for said County, and described according to a survey made April 20, 1955, by William C. Parrish, Engineer, as follows:

Beginning at an iron pin in the northeasterly corner of Lot No. 7 at the southwesterly corner of the intersection of Belvidere Drive and Rockdale Avenue; thence South 32 deg. 16 min. West 194 feet 7 inches, along the easterly lines of Lots Nos. 7, 8 and 9, and along the westerly margin of Rockdale Avenue, to an iron pin in th southeasterly margin of Lot No. 9; thence South 89 deg. 35 min. West 55 feet, along the southerly margin of Lot No. 9 to an iron pin; thence North 8 deg. East 170 feet 4 inches, cutting across Lots Nos. 9, 8, 7 and 6, to an iron pin in the northerly line of Lot No. 6 and in the southerly margin of Belvidere Drive; thence South 88 deg. 25 min. East 135 feet, along the northerly lines of Lots Nos. 6 and 7, and along the southerly margin of Belvidere Drive, to the beginning.

Being the same property conveyed to Robert C. Pritchett, Jr. and William R. Chaffin by deed dated May 24, 2000 from Douglas W. Forehand and wife, Mary Forehand of record in Book 20000525-0052229, Register's Office for Davidson County, Tennessee.

Said property is not principal residence of Grantors.

This conveyance is made subject to:
(1) 2003 Taxes, which have been prorated and assumed by the Grantee
(2) Easements of record in 3924, page 420;
(3) All matters appearing on the Plan of record in Plat Book 843, page 29, said Register's Office.