03

Realty Title
48-A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**P. O. Box 1369**
**Brentwood, TN 37024**

Davidson County DEEDWARR
Recvd: 03/18/04 08:16 2pgs
Fees:13.00 Taxes:703.00
20040318-0030639

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater, for this transfer is $190,000.00**

**Affiant**

**Subscribed and sworn to before me this 5th day of March, 2004.**

**Notary Public**
**My commission expires: 03/14/05**

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jefferson L. Walters | 1st Trust Bank For Savings | 64-12-0-C-215.00 |
| 215 Lexington Way | P.O. Box 17257 | |
| Hermitage, TN 37076 | Memphis, TN 38187-0257 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ray Ashworth and wife, Juanita Ashworth, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jefferson L. Walters and wife, Tammy Walters, hereinafter called the Grantees, their successors 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. 215, on the Plan of Phase two, Lexington, of record in Book 6250, Page 341, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ray Ashworth and wife, Juanita Ashworth by deed from Carolyn T. Clinard, of record in Instrument No. 200005010042595, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 215 Lexington Way, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of March, 2004.

Ray Ashworth

Juanita Ashworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray Ashworth and Juanita Ashworth, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 5th day of March, 2004.




Notary Public

My Commission expires 03/14/05