Davidson County DEEDWARR
Recvd: 09/30/04 15:06 2pgs
Fees:13.00 Taxes:797.35

20040930-0118105

This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TENNESSEE)
COUNTY of Williamson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$215,500.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 24TH day of AUGUST, 2004.
Notary Public

NOTARY PUBLIC
Commission Expiration: JUNE 8, 2008

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
ASHLEY E. JENNY, AN UNMARRIED PERSON	SAME ADDRESS	462 BONNIE VALLEY DRIVE LEBANON, TN 37087
		PROPERTY ADDRESS: SAME

MAP PARCEL NUMBER
~~TOM BJ~~ 83-0-409

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **JOHN LEONARD WALTHER, JR AND WIFE, MARY LOUISE WALTHER** (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **ASHLEY E. JENNY, AN UNMARRIED PERSON** ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of A.V.S. Lindsley Subdivision of a 29 acre tract, of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

THIS being the same property conveyed to John Leonard Walther, Jr. and wife, Mary Louise Walther, as tenants by the entirety dated June 28, 1989 and recorded June 29, 1989 in Book 7877, Page 826, Register's Office for Davidson County, Tennessee.

This property is known as: 1415 WOODLAND STREET, NASHVILLE, TN 37206

This property is subject to all restrictive covenants, all matters shown on the Plat of record and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 24th day of August, 2004.

John Leonard Walther Jr

JOHN LEONARD WALTHER, JR. (GRANTOR)

Mary Louise Walther

MARY LOUISE WALTHER (GRANTOR)
by John Leonard Walther Jr
Atty in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN LEONARD WALTHER, JR., with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of August, 2004.

Notary Public

My Commission Expires:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN LEONARD WALTHER, JR., with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument on behalf of MARY LOUISE WALTHER and acknowledged that he executed the same as his free act and deed of the said MARY LOUISE WALTHER.

Witness my hand and official seal this the 24th day of August, 2004.

Notary Public
My Commission Expires:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires