File Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/04 11:04 2pgs
Fees:13.00 Taxes:491.73

20041004-0119098

G-CD-04-0809

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/07

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP/PARCEL NUMBERS
Gretchen Lynn Johnson	First Horizon Home Loans d/b/a First Tennessee	
809 Crescent Hill Road	2525 West End Ave., #400	83-8-267
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206-1472	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAMUEL B. ASHWORTH AND WIFE, MARGARET K. ASHWORTH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GRETCHEN LYNN JOHNSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 35, ROSEBANK MEADOWS, PHASE ONE, as shown on plat of record in Plat Book 9700, Page 531, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Samuel B. Ashworth and wife, Margaret K. Ashworth by Warranty Deed from Rosebank Meadows Subdivision, LLC, a Tennessee limited liability company, recorded the 20th day of December, 2002 in Instrument No. 20021220-0157544, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 10775, page 805; Instrument Number 20011126-0128275; and Plat Book 9700, page 531, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 809 Crescent Hill Road, Nashville, Tennessee 37206-1472
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 30th day of September, 2004.

Samuel B. Ashworth

Margaret K. Ashworth

STATE OF Tennessee
COUNTY OF Davidson

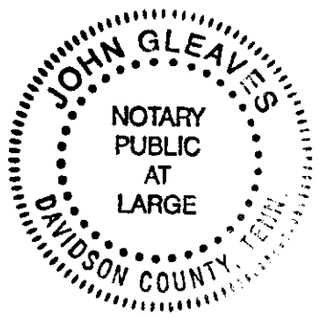
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel B. Ashworth and Margaret K. Ashworth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903