Davidson County DEEDWARR
Recvd: 12/15/04 12:49 2 pgs
Fees:13.00 Taxes:232.18
20041215-0149130

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,750.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-PH-04-0820

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashlea L. Webb	First Community Mortgage	
820 Ashlawn Place	(NAME) 1610 South Church St	161-5A-42.00
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Murfreesboro TN 37130	
(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 KENNETH E. NEWTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASHLEA L. WEBB, 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:

Being Unit No. B-20 together with the appurtenant interest in the common elements of Ashlawn Place Condominium, a horizontal property regime established by Master Deed of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth E. Newton, unmarried by Warranty Deed from Jerry W. LaQuiere, married, dated January 31, 2000 and filed for record in Instrument No. 200002030011621, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 820 Ashlawn Place, Nashville, Tennessee 37211
(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 10th day of December, 2004.

Kenneth E. Newton

STATE OF Tennessee

COUNTY OF Davidson

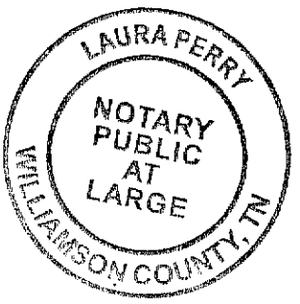
I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that Kenneth E. Newton, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of December, 2004.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959