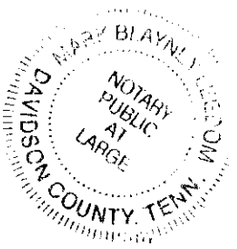
**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**




**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $141,500.00**

**Affiant**

**Subscribed and sworn to before me, this 21st day of October, 2005.**

**Notary Public**
**My commission expires:** 9 | 8 | 09

**02-0510-44335**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Tina Ashford | SunTrust Mortgage, Inc. | 147-10-0-020 |
| 5037 Suter Drive | 201 4th Avenue North | |
| Nashville TN 37211 | Nashville, TN 37219 | |

## 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, **John F. Dunphy and wife, Terri L. Fehrman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tina Ashford and Barbara Ashford, as joints tenants with the right of survivorship**, 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. 245, on the Plan of Caldwell Estates, Section 5, of record in Book 3300, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John F. Dunphy and wife, Terri L. Fehrman by deed from Gerhard Otto Bock and wife, Donna Faye Bock, dated May 4, 1984, of record in Book 6286, Page 829, 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 5037 Suter Drive, Nashville, TN 37211

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.

Davidson County DEEDWARR
Recvd: 10/27/05 14:01 2 pgs
Fees:13.00 Taxes:523.55
20051027-0130012

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 21st day of October, 2005.

John F. Dunphy

Terri L. Fehrman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John F. Dunphy and Terri L. Fehrman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of October, 2005.

State of Tennessee at Large

My Commission expires 9/8/09

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.