WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/05 08:10 2 pgs
Fees:13.00 Taxes:1132.20

20051121-0139960

G-CD-05-919

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

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:	MAP-PARCEL NUMBERS
Carol A. Ashworth	SAME	
919 Caruthers Avenue	(NAME)	118-01-259.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(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 DAVID G. MCCOLLUM AND WIFE, HEATHER MCCOLLUM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAROL A. ASHWORTH, MARRIED, 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 LOT NO. 19, MONTROSE PLACE, AS SHOWN BY PLAT AND SURVEY OF RECORD IN PLAT BOOK 57, PAGE 93, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DAVID G. MCCOLLUM AND HEATHER WERMAGER BY WARRANTY DEED FROM ROBERT J. SHAUB AND WIFE, VICTORIA J. SHAUB, RECORDED ON THE 8TH DAY OF MAY, 2000 IN INSTRUMENT NO. 200005080045873, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. HEATHER WERMAGER IS NOW MARRIED AND KNOWN AS HEATHER MCCOLLUM.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 919 Caruthers Avenue, Nashville, Tennessee 37204
(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 27th day of October, 2005.

David G. McCollum

Heather McCollum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. McCollum and Heather Wermager, 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 purposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903