Davidson County DEEDWARR
Recvd: 10/10/06 09:54 2 pgs
Fees:13.00 Taxes:111.00

20061010-0125637

THIS INSTRUMENT PREPARED BY:
Ashworth & Associates
227 Second Avenue, N.
Nashville, TN 37201

PICK-UP

GENERAL WARRANTY DEED

Address New Owner:	**Send Tax Bills to:**	**Map/Parcel No**
Randy and Misty Tobitt 1508 Rosebank Avenue Nashville, Tennessee 37206	Same	72-10/ 69

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named **Grantee**, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Larry D. and Blythe E. Ashworth, hereinafter called **Grantors**, have bargained and sold and by these presents do transfer and convey unto, Randy and Misty Tobitt, husband and wife, their heirs and assigns, the following described tract or parcel of land; to-wit:

Being the easterly 40 feet of Lot No. 29 and the westerly 40 feet of Lot No. 30 on the Map of Burchwood as of record in Book 547, Page 183, Register's Office for Davidson County, Tennessee as follows:

Said parts of Lot Nos. 29 and 30 front together 80 feet on the northerly side of Burchwood Avenue and run back between parallel lines 139 feet to a dead line.

Being the same property conveyed to Larry D. and Blythe E. Ashworth by deed from Ruth Shacklett Epperly and Wayne Epperly recorded at 00007328-0000736, Register's Office for Davidson County, Tennessee.

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

This is unimproved property.

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 and assigns forever, and do covenant with the said **GRANTEES** that we am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, 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 **GRANTEES**, 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.

IN WITNESS WHEREOF, she has hereunto set her hand this 4th day of October, 2006.

Larry D. Ashworth

Blythe E Ashworth

Blythe E. Ashworth

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Larry D. and Blythe E. Ashworth with whom I am personally acquainted and who upon their oath acknowledged themselves to be the within named bargainers and that they, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing their names.

Witness my hand and official seal at office at Davidson, Tennessee on this 4th day of October, 2006.

Mildred Selman

NOTARY PUBLIC

My commission expires: 07-19-2008

MILDRED SELMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

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STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration for this transfer is $30,000.00

Blythe E Ashworth

AFFIANT

Sworn to and subscribed before me on this 4th day of October, 2006.

Mildred Selman

NOTARY PUBLIC

My commission expires: 07-19-2008

MILDRED SELMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008