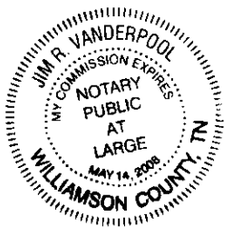
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 224,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF OCTOBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01763 ASHMUN CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Neal Ashmun and Michelle Ashmun	same	MAP:
809 Tintern Abbott Court		Parcel:161-10B-171.00 CO
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES E. STURGEON, AND DAVID M. VEDA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

NEAL ASHMUN, AND WIFE, MICHELLE ASHMUN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 809 Tintern Abbott Court, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 20th day of October, 2006.

James E. Sturgeon

David M. Veda

Davidson County DEEDWARR
Recvd: 11/06/06 08:27 2 pg
Fees:13.00 Taxes:830.65

20061106-0137398

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JAMES E. STURGEON AND DAVID M. VEDA, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 20th day of October, 2006.

Notary Public_____

My Commission Expires:_____

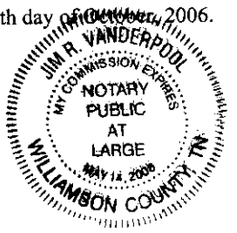


EXHIBIT A - LEGAL DESCRIPTION

Lot 17, VILLAGES OF BRENTWOOD, PHASE ELEVEN, as shown on plat of record in Plat Book 9700, Page 949 and Instrument No. 20031219-0181287, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Amy Cross Nance, Trustee to James E. Sturgeon and David M. Veda, joint tenants with right of survivorship as recorded on the 19th day of April, 2006 in Instrument No. 20060419-0044774 and Warranty Deed from James M. Francis, a married person to James E. Sturgeon as recorded on the 16th day of October, 2002 in Instrument No. 20021016-0127272, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.