PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of May, 2007, by and between EDWARD RAYMOND ASHWORTH, UNMARRIED, hereinafter called Grantor, and GARY ROSE and MARY ROSE, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, EDWARD RAYMOND ASHWORTH, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto GARY ROSE and MARY ROSE, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 326 MYATT DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on this the day and year first above written.

SELLER:

Edward Raymond Ashworth
EDWARD RAYMOND ASHWORTH
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/30/07 08:46 3 pgs
Fees:18.00 Taxes:314.50
20070530-0063823

_____

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, EDWARD RAYMOND ASHWORTH, UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at MADISON, TENNESSEE, **this** 25th **day of May, 2007.**

Notary Public

My Commission Expires: 1-26-08

Name and Address of Property Owner:

GARY ROSE and MARY ROSE

326 MYATT DRIVE
MADISON, TENNESSEE 37115

Property Address:

326 MYATT DRIVE, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

GARY ROSE
660 GRAYLAND DR
MADISON, TN. 37115

Map & Parcel #: MAP 043-07-0, PARCEL 115.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIS **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of May, 2007.

Notary Public

My Commission Expires: 1-26-08

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

07-8025

EXHIBIT 'A'

Land in Davidson County, Tennessee, being part of Lot No. 13 on the Plan of the Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, being Lot No. 50 on the Plan of the Re-Subdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record described according to a survey made by Harvey Gee, Surveyor, August 5, 1964, as follows:

BEGINNING at a point on the westerly margin of Myatt Drive 115.02 feet southerly from the intersection of the westerly margin of said Myatt Drive and the southerly margin of Thornton Avenue said point being the westerly corner of Lot No. 49 on said unrecorded plan; thence with the westerly margin of said Myatt Drive northerly 95.6 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, northwesterly 30.8 feet to the southerly margin of Thornton Avenue; thence with the same westerly 116.63 feet; thence southerly 77.5 feet to the corner of Lots 49 and 50 on said plan; thence with the line between said two lots easterly 136 feet to the beginning.

Included but excluded therefrom is that portion of land described of record in Book 4383, page 817, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to EDWARD RAYMOND ASHWORTH AND MATTIE COLEMAN ASHWORTH, HUSBAND AND WIFE, by Warranty Deed from George E. Henderson and wife, Martha Henderson, of record in Book 4322, page 817, Register's Office for DAVIDSON County, Tennessee. The said Mattie Coleman Ashworth having since died on 7/17/02, and property vested, by operation of law unto Edward Raymond Ashworth, her surviving spouse, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 043-07-0, PARCEL 115.00).
2. All matters as set forth on the Plat of record in Book 1130, page 37, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Joint Driveway Easement of record in Instrument Number 20000118-0006007, Register's Office for DAVIDSON County, Tennessee.