This Instrument Was Prepared By:
Jack F. Stringham II
Bone McAllester Norton PLLC
Suite 1600
511 Union Street
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Christopher J. Raybeck Sara Ramsey Raybeck 5833 Fredericksburg Drive Nashville, Tennessee 37215	Same	145-06-0-035.00 00003672- 0000215

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter-named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Estate of Robert C. Ash (by Robert M. Boerner, Personal Representative of the Estate of Robert C. Ash, pursuant to that certain Last Will and Testament of Robert C. Ash)** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Christopher J. Raybeck** ** **and wife, Sara Ramsey Raybeck** (the "Grantees"), their respective heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

** a/k/a Christopher James Raybeck

Land in Davidson County, being Lot No. 15 on the Plan of Tyne Valley Estates, Section IV, as of record in Book 3600, page 10, Register's Office for said County.

Said Lot No. 15 fronts 132.3 feet on the southerly side of Fredericksburg Drive, and extends back 489.7 feet on the easterly line and 432.4 feet on the westerly line, to a dead line in the rear, which is a broken line on which it measures 198.2 feet.

Being the same property conveyed to ROBERT C. ASH AND WIFE, ALMA A. ASH, by deed from HAURY & SMITH CONTRACTORS, INC., A TENNESSEE CORPORATION, of record Book 3672, page 215, dated December 23, 1963, said Register's Office. Alma A. Ash having predeceased Robert C. Ash and the said Robert C. Ash having since died. The Will of Robert C. Ash is of record in Volume No. 06P-1889, Davidson County Probate Court's Clerk.

This is improved property known as 5833 Fredericksburg Drive, Nashville, Davidson County, Tennessee 37215. AKA: Fredericksburg Drive

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantor and its successors and assigns forever; and 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 taxes for the year 2007 which the Grantees assume and agree to pay (on a pro-rated basis), and Grantor does further covenant and bind itself and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, 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 my hand, this 20th day of August 2007.

ESTATE OF ROBERT C. ASH

By: Robert M. Boerner

Robert M. Boerner, Personal Representative of the Estate of Robert C. Ash, pursuant to that certain Last Will and Testament of Robert C. Ash

Davidson County DEEDWARR
Recvd: 08/21/07 12:38 2 pgs
Fees:13.00 Taxes:1794.50
20070821-0100072

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert M. Boerner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Personal Representative of the Estate of Robert C. Ash, the within-named bargainor; that he is authorized to execute this instrument; and that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 20th day of August 2007.

Kimberley R. Mankin
Notary Public

My Commission Expires:

9-25-10

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $485,000.00.

Robert M. Boerner
Affiant

Subscribed and sworn to before me,

this the 20th day of August 2007.

Kimberley R. Mankin
Notary Public

My Commission Expires:

9-25-10

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY