PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/23/07 13:13 2 pgs
Fees:13.00 Taxes:1036.00
20071023-0125319

W & I Ref:(dm) Title No: 48996
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James H Ashmore Sharon F. Ashmore 4413 Farriswood Dr. Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 13108004200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matt Thomas Folsom, Trustee, with full power to sell, of the Matt Thomas Folsom Trust and Matt Thomas Folsom, individually**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James H Ashmore and spouse, Sharon F. Ashmore** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Glendale Manor, Section One of record in Book 2330, page 111, Register's Office for said County.

Said Lot No. 8, which is a corner lot, fronts 145.0 feet on the westerly margin of Farriswood Drive and fronts 150.5 feet on the northerly margin of Glendale Lane, said frontages being joined by a curve having a length of 39.3 feet, and extends back 175.5 feet on the northerly line and 170.0 feet on the westerly line, to a point of intersection.

Being the same property conveyed to Lynn S. Folsom by deed from Gerald L. Moore and spouse, Barbara J. Moore of record in Doc. No. 20010910-0098125 dated and executed on Sept 10, 2004 and recorded on Sept. 10, 2001 in the Register's Office for Davidson County, Tennessee. The said Lynn S. Folsom has since died. By Quitclaim Deed of record in Doc. No. 20060706-0080509, said Register's Office, Johnnye C. Sharer, Executrix of the Estate of Lynn S. Folsom conveyed subject property to the Matt Folsom Trust, Johnnye C. Sharer, Trustee. The said Johnnye C. Sharer, also known as Joni Sharer is no longer able to serve as trustee. Matt Thomas Folsom has been named as Successor Trustee, with full power to convey subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2330 Page 111, said Register's Office, which Plan shows a 40 foot minimum building setback line from Farriswood Drive and Glendale Lane and a 10 foot easement for public utility purposes along the rear line(s). And a 3 x 15 foot utility anchor easement located on the southeasterly corner of said lot. And the following note: Pump to be used on Lots No. 1 and 8 for sewage disposal or otherwise approved by the Davidson County Health Dept.

This is improved property, known as: 4413 Farriswood Drive, Nashville, Tennessee 37204.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of October, 2007.

Matt Thomas Folsom, Trustee , of the Matt Thomas Folsom Trust

Matt Thomas Folsom, individually

State of TENNESSEE

County of DAVIDSON

On this 22nd day of October, 2007 , before me the undersigned authority, personally appeared Matt Thomas Folsom, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commissior Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Matt Thomas Folsom** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Trustee** of the within named bargainor, a trust, and the execution of the foregoing instrument as such Trustee for the purposes therein contained, by signing as Trustee of said Trust.

Witness my hand and official seal, at office in Tennessee this the 22nd day of October, 2007

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commissior Expires May 2, 2011

Notary Public

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Sworn and subscribed before me this the 22nd day of October, 2007

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commissior Expires May 2, 2011

Notary Public