This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES

WARRANTY DEED

Address of New Owner:
Brad Whitfield &
Margaret Whitfield
P.O. 1686
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/28/08 12:26 2 pgs
Fees:13.00 Taxes:629.00
20080128-0008707

Send Tax Bills To:
Owner

MORTGAGEE:

Map and Parcel No.
103-4
Par 101

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged, **Barbara Shelley, Administrator CTA of the Estate of Ola Belle Ashburn and Barbara Shelley, individually, Margaret Downing and James Ashburn** ("Grantors"), by these presents do hereby transfer, sell and convey to **Brad Whitfield and Margaret Whitfield** ("Grantee"), their heirs and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Sylvan Park, Block No. 3, of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the southerly side of Wyoming, formerly 6th Avenue, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Ola Belle Ashburn by deed from Bernard Sanderson and wife, Dorothy Sanderson of record in Book 4488, page 39, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record; (c) restrictive covenants' (d) easements, and (e) applicable government and zoning regulations.

THIS IS IMPROVED PROPERTY commonly known as 4505 Wyoming Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except as shown herein.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, his 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.

Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantees.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 25th day of January, 2008.

ESTATE OF OLA BELLE ASHBURN

By: Barbara Shelley
Barbara Shelley, Administrator CTA

Margaret Downing
Margaret Downing

Barbara Shelley
Barbara Shelley, Individually

James Ashburn
James Ashburn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 170,000.00

Lynda K. Lowe
Affiant

Sworn to and subscribed to before me,
this the 25 day of January, 2008.

Rebecca J. Garland
Notary Public
My Commission Expires: 5/23/09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara Shelly, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is the Administrator CTAand acknowledged that she as Administrator CTA being authorized so to do, executed the foregoing Warranty Deed by signing the name of The Estate of Ola Belle Ashburn by herself as Administrator CTA. as well as executing the within instrument individually.

Witness my hand and official seal this 25th day of January, 2008.

Rebecca J. Garland
Notary Public

My Commission Expires: 5/23/09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Margaret Downing** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2008.

Rebecca J. Garland
Notary Public

My Commission Expires:
5/23/09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **James Ashburn, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.**

Witness my hand and official seal this 25th day of January, 2008.

Rebecca J. Garland
Notary Public

My Commission Expires:
5/23/09

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Bill Garrett
Davidson County Register of Deeds