Box 36

(1)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Davidson County DEEDWARR
Recvd: 07/30/08 13:45 2 pg:
Fees:13.00 Taxes:1369.00
20080730-0078149

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49534
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Billips Ann Claire Clauer 4413 Farriswood Drive Nashville, Tennessee 37204	Countrywide Bank, FSB 1199 North Fairfax Street, Suite 500 Alexandria, VA 22314

TAX MAP-PARCEL NUMBERS: 13108004200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James H. Ashmore and spouse, Sharon F. Ashmore**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **William Billips, an unmarried man, and Ann Claire Clauer, an unmarried woman,** 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 James H. Ashmore and spouse, Sharon F. Ashmore by Warranty deed from Matt Thomas Folsom, Trustee, with full power to sell, of the Matt Thomas Folsom Trust and Matt Thomas Folsom, individually, dated October 22, 2007 and recorded on October 23, 2007 of record in Document No. 20071023-0125319 Register's Office for Davidson County, Tennessee.

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 of said lot 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 No. 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 25th day of July, 2008.

James H. Ashmore

Sharon F. Ashmore

State of TENNESSEE
County of DAVIDSON

On this 25th day of July, 2008, before me the undersigned authority, personally appeared James H. Ashmore and Sharon F. Ashmore, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

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 $370,000.00.

Affiant

Sworn and subscribed before me this the 25th day of July, 2008.

Notary Public

My Commission Expires: JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE