THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN, PATTERSON & AKINS** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 27969** **File Box 9B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $115,000.00 Affiant Subscribed and sworn to before me this day of July, 2008. Notary Public My Commission Expires:

GEORGE L. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 6, 2012

This instrument was prepared from information supplied by the parties without benefit of a title search, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

WARRANTY DEED

Address New Owner(s): Margaret K. Ashworth 111 Evander Street Nashville, TN 37208	Send Tax Bills to New Owner	Tax Information: Map/Parcel No.: 08310021000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARGARET K. ASHWORTH ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN L. ANDERSON and wife, ELLEN B. ANDERSON ("Grantee"), their heirs and assigns, a one-third (1/3) undivided interest in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 111 Evander Street, Nashville, Tennessee 37208.

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

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2008.

Davidson County DEEDWARR
Recvd: 08/05/08 15:20 4 pgs
Fees:23.00 Taxes:425.50
20080805-0080793

MARGARET K. ASHWORTH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret K. Ashworth, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Lockeland, a subdivision of the Chadwell Home Place, of record in Book 57, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel B. Ashworth and wife, Margaret K. Ashworth by deed from Kenneth B. Hall of record as Instrument No. 20041012-0123032, Register's Office for Davidson County, Tennessee, and the same property conveyed to Margaret K. Ashworth by quitclaim deed from Samuel B. Ashworth of record as Instrument No. 20080805-0080792, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Encumbrances

1. 2008 property taxes, a lien but not yet due and payable.