BILL GARRETT, Davidson County
Trans:T20090051656 DEEDWARR
Recvd: 07/31/09 08:20 2 pgs
Fees:13.00 Taxes:370.00
20090731-0071535

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Samuel Wayne Ashworth
301 Rayon Drive
Old Hickory, TN 37138

MORTGAGEE
Wilson Bank & Trust
1436 West Main Street
Lebanon, TN 37087

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 044-5-0
PARCEL 066.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Samuel W. Ashworth and wife, Dorothy E. Ashworth,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Samuel Wayne Ashworth and wife, Melody Kay Ashworth,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 136 and the southeasterly part of Lot No. 85 on the Map of Rayon City, as shown on plat of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 136 fronts 53 feet on the southwesterly side of Scenic View Road, formerly Lindbergh Avenue, and extends back 145 feet on the southeasterly line and 153 feet on the northwesterly line, to a dead line in the rear, and measures 36 feet thereon. Said part of said Lot No. 85 fronts 25 feet on the southwesterly side of Scenic View Road, formerly Lindbergh Avenue, and extends back 148 feet on the southeasterly line and 149 feet, more or less on the northwesterly line, to a 5 feet reserved strip in the rear, and measures 25 feet.

Being the same property conveyed to Samuel W. Ashworth and Dorothy E. Ashworth, husband and wife by deed from "The Samuel W. Ashworth and/or Dorothy E. Ashworth Revocable Living Trust", dated February 19, 2009 and filed of record in Instrument No. 20090224-0016365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants and subject to Department of Codes for a detached structure of record in Book 6928, Page 928, and Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9312, Page 901; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **301 Rayon Drive Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

Witness our hands this 27th day of July, 2009.

Samuel W. Ashworth

Samuel W. Ashworth

Dorothy E. Ashworth

Dorothy E. Ashworth

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Samuel W. Ashworth and wife, Dorothy E. Ashworth, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Samuel Wayne Ashworth

AFFIANT

Subscribed and sworn to before me this 27th day of July, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12