This instrument prepared by Andrew B. Frazier, Jr.
116 East Main Street, P. O. Box 208, Camden, Tennessee 38320

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130028839 DEEDWARR
Recvd: 04/09/13 12:40 3 pgs
Fees:18.00 Taxes:462.50
20130409-0035085

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100----------($125,000.00)---------- DOLLARS, cash in hand paid to the Grantors by the Grantee, the receipt of which is hereby acknowledged, we, BILLY RAY ASHWORTH and CHARLES RANDALL ASHWORTH, have bargained and sold and by these presents do hereby transfer and convey unto JACK D. ASHWORTH, his heirs and assigns, as Grantee, our two-thirds (2/3) undivided interest in and to the following described tract or parcel of land lying and being situate in Davidson County, Tennessee, and more particularly described as follows:

TAX INFORMATION 64-12A-428.00
TAX ASSESSOR'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

TRACT 2
A certain condominium apartment in Davidson County, Tennessee, being Unit No. 428 of Fox Run Condominiums, Second Revision Part 2 and First Revision Part of Section 1, as of record in Book 6250, Page 118, Register's Office for said county, to which reference is made for a more complete description.

This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 428 Hunters Place, Hermitage, TN 37076.

THIS DESCRIPTION TAKEN FROM PRIOR INSTRUMENT OF RECORD.

This being the same property conveyed to Ray Ashworth and wife, Juanita Ashworth, by Warranty Deed dated March 25, 2003, from Larry Gregory and wife, Patricia A. Gregory, as appears of record in Instrument No. 20030331-0041667 in the Register's Office of Davidson County, Tennessee. At the death of Juanita Ashworth on July 11, 2012, title vested in Charles Ray Ashworth as the surviving

tenant by the entireties. Charles Ray Ashworth died testate on February 9, 2013. Title to said property vested in Billy Ray Ashworth, Jack D. Ashworth, and Charles Randall Ashworth pursuant to the terms of the Last Will & Testament of Charles Ray Ashworth filed for probate in the Probate Court of Benton County, Tennessee, Docket No. 2752.

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto JACK D. ASHWORTH, his heirs and assigns, in fee simple forever.

We covenant and agree to and with the Grantee that we are lawfully seized and possessed of said real estate, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 21 day of March, 2013.

Billy R Ashworth
BILLY RAY ASHWORTH

Charles Randall Ashworth
CHARLES RANDALL ASHWORTH

STATE OF Virginia
~~COUNTY~~ City OF Newport News

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named BILLY RAY ASHWORTH, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS MY hand and official seal at office in Newport News Virginia, this the 21st day of March, 2013.

Elaine Harris
NOTARY PUBLIC

ELAINE HARRIS NOTARY PUBLIC REG. #7109411 MY COMMISSION EXPIRES 8.31.15 COMMONWEALTH OF VIRGINIA

My Commission Expires: 8.31.2015

STATE OF Tenn
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named CHARLES RANDALL ASHWORTH, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS MY hand and official seal at office in Camden, Tenn, this the 4th day of ~~March~~ April, 2013.

Andrew B. Frazier, Jr.
NOTARY PUBLIC

ANDREW B. FRAZIER, JR. NOTARY PUBLIC STATE OF TENNESSEE BENTON CO. TENN.

My Commission Expires: 1-25-15

(Statement required by Chapter 178, Public Acts of 1967 as amended)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to, or greater than, the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me,

this the _____ day of _____, 2013.

_____
REGISTER/NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 125,000. Jack D Ashworth, Affiant
Subscribed and sworn before me this the
9 Day of Apr. 1, 2013.
Brandi Wells, Deputy Register

SEND TAX STATEMENT TO:

Jack D. Ashworth
135 Riverview Lane
Waverly, Tennessee 37185

NEW OWNER:

Jack D. Ashworth
135 Riverview Lane
Waverly, Tennessee 37185

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