3250

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6296 PAGE 177

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hampton Properties (NAME)	Commerce McGehee Mortgage (NAME)	162-3
6118 Paddock Place (STREET ADDRESS OR ROUTE NUMBER)	6055 Primacy Parkway (STREET ADDRESS)	108
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38119 (CITY) (STATE) (ZIP)	5DU 51215

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, RICHARD E. MASSEY and wife JOANNE MASSEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAMPTON PROPERTIES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Colewood Hills, Section 1, as of record in Plat Book 4300, page 130, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard E. Massey and wife, Joanne Massey by deed from Larry B. Chaney and wife, Rhonda Chaney of record in Book 5293, page 295, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes; (2) Restrictions of record in Book 4548, page 912; and (3) All matters appearing on the Plan of record in Plat Book 4300, page 130, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated March 28, 1984, in the original principal sum of $43,061.00, payable to First National Bank of Rutherford County in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6263, page 993, said Register's Office.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAY 21 12 36 PM '84
IDENTIF. REFERENCE
12 3 4 0 3

unimproved ( )
This is improved (XX) property, known as 144 Bart Drive Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of May, 19 84

RICHARD E. MASSEY

JOANNE MASSEY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD E. MASSEY and wife, JOANNE MASSEY

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 1984.

My commission expires 4-19-87 Notary Public

**or proven to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____,
this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,974.80

Hampton Properties
By: Miller & Co.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 1984

MY COMMISSION EXPIRES: 4-19-87 Notary Public
(AFFIX SEAL)

2139 05/21 1233.57- 2452

WARRANTY DEED

FROM RICHARD E. MASSEY and wife,

JOANNE MASSEY

TO HAMPTON PROPERTIES

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6295 PAGE 179

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44974.00-	CAMT.
			117.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 123.50-
			8139A05/21/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 2 3 4 0 3

IDENTIF. REFERENCE

MAY 21 12 36 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0037613