This Instrument Prepared By:
Ingraham, Corbett & Zinn
2114 Parkway Towers
Nashville, TN 37219

BOOK 6463 PAGE 84

New Owner:	Send Tax Bill	Map-Parcel No.:
Mr. Ross Massey 216 Harding Place Nashville, TN 37205	Same	100-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) and other good and valuable consideration, JAMES W. McWRIGHT and wife SHARON S. McWRIGHT, as GRANTORS herein, have bargained and sold and by these presents do transfer and convey unto ROSS MASSEY, an unmarried individual, as GRANTEE herein, his heirs and assigns, a certain tract or parcel of land with all improvements thereon, in Davidson County, State of Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 10 on the Rowena O'Brien Farm, of record in Book 4955, Page 77, said Register's Office.

Beginning at a metal fence post on the east side of the existing Indian Creek Road, same being 249.79 feet along the east side of said road from the south property line of the Rowena O'Brien property, thence with said road N 5 deg. 47' E, 55.45 feet to a point; thence on a curve with a radius of 276.09 feet for a distance of 182.45 feet to a point; thence N 8 deg. 43' W, 12.10 feet to a metal post; thence leaving the existing road S. 83 deg. 15' E, 595.36 feet to a metal post; thence S 3 deg. 49' E, 156.35 feet to a 24" oak; thence S 9 deg. 06' W, 94.84 feet to a metal post, thence N 83 deg. 15' W, 600.08 feet to the point of beginning, containing 3.4 acres, more or less, according to a survey dated March 9, 1976 by Dewayne Caldwell. Included in this description but excluded from this conveyance is a right-of-way as set forth in Davidson County Project #8-BX dated December 9, 1944, for a proposed new road.

Being the same property conveyed to James W. McWright and wife, Sharon S. McWright by deed from Rowena H. O'Brien, unmarried, of record in Book 5128, page 232, Register's Office for Davidson County, Tennessee.

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1.7.5 0 4.7.
IDENTIF. REFERENCE
JAN 7 11 25 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land, and all improvements thereon, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. The GRANTORS covenant with the said GRANTEE that they 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. They further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 executed this instrument this 7th day of January, 1985.

"GRANTORS"

James W. McWright

James W. McWright

Sharon S. McWright

Sharon S. McWright

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James W. McWright and Sharon S. McWright, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office this 7 day of January, 1985.

Bonnie J. Lee

Notary Public

My Commission Expires: April 20, 1986

BONNIE J. LEE NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property (whichever is greater) is $12,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Ross Massey
Affiant

Sworn to and subscribed before me this the 7 day of January, 1985.

Bonnie J. Lee
Notary Public

My Commission Expires: April 20, 1986

BONNIE J. LEE
NOTARY PUBLIC
STATE OF TENNESSEE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6469 PAGE 87

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

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 40.70-
1496A01/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:75:04:7:

IDENTIF. REFERENCE

JAN 7 11 25 AM '85

FELIX Z. WILSON II, Register
DAVIDSON COUNTY, TN

No. 99175