BOOK 7962 PAGE 150

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES DOUGLAS MASSEY	JAMES DOUGLAS MASSEY	123 & 124
(NAME)	(NAME)	
Granny Wright Pike, Box 2359, RT# 1	same	p-29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of $10.00

Ten Dollars *Dollars,*

LONA BALLENTINE MASSEY HAMBLIN

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES DOUGLAS MASSEY

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

A Tract of land in the 4th Civil District of Davidson County, Tennessee, and being tract No.2 in the partition deed among the Ballentine Heirs, and part of Tract No.1 in said Deed, of Record in Book 980, page 479, Register's Office for said County , and described as follows:

Beginning at a point on the West margin of Granny Wright Pike at southeast corner of the property conveyed to Richard C. Hamblin, and wife, Shirley Marie Hamblin, , by deed of record in Book 4025, page 730, said register's office; thence with the West margin of said lane, S 3°, 30' West, 330.03 feet to the Northeast corner of the property deeded to Ary Clifton Harris, Jr., and wife, book 7443, page 623 said register's office; thence a right angle West, S 86°, 20'E, 664.3' feet to a stake, and then a right angle; thence in a Northerly direction, S 3°, 30'W, 630' to a stake located on the boundary of an easement for road right-of-way granted to Lewis Ward and Alvis Ballentine by Lona Hamblin, thence in an Easterly direction S 86°, 20' E, 144.3 along the easement to a stake at the Northwest boundary of the Richard C. Hamblin property with a right angle N 3°, 30'E, 300.0' in a Southerly direction to a stake in the corner of the Southwest corner of the Richard C. Hamblin property; thence Easterly N 86°, 20' W, 520.0' to the point of beginning, containing 6.03 acres, more or less.

Being part of the real property conveyed to Lona Ballentine, now Hamblin, by Deed from Robert Vaughn, Clerk and Master, dated December 14, 1910, and recorded in book 401, page 358; to Lona Ballentine Massey, now Hamblin, by Deed, November 22, 1935, and recorded in Book 980, page 479; and Lona Ballentine Massey, now Hamblin, by Deed Alvis Ballentine and wife, dated November 27, 1935, and recordedin Book 971, page 591, said register's office.

I, LONA BALLENTINE MASSEY HAMBLIN, do hereby reserve for myself a LIFE ESTATE, in the above property, to have and to hold as long as I shall live.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,000.00

Subscribed and sworn to before me this the 30 *day of* August *19*84

Affiant x Lona Hamblin

My commission expires: _____ *(Affix Seal)*

Notary Public Wayne Coats

unimproved ( )
This is improved (XX) property, known as Route # 1, Box 2359, Hermitage, Tennessee 37076
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, 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 said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 30 +/- *day of* August *19*89*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Lona Hamblin
LONA BALLENTINE MASSEY HAMBLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Wayne Coats, *a Notary Public in and for said County and State* Lona Hamblin

the within named bargainor Lona Hamblin *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Mt Juliet *Tennessee, this* 30 *day of* August, 1989.

Wayne Coats *Notary Public*

Commission expires 3-19-90

WAYNE COATS NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, 19____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000
Margaret L Duvees
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 1989.
J. Chandler
Deputy Register

RUSH

74588

IDENTIF. TREFERENCE

OCT 17 2 19 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

LONA BALLENTINE MASSEY HAMBLIN

TO

JAMES DOUGLAS MASSEY

Prepared by
Attorney Mark Utt

6398 10/17 01:01 03CHECK 122.50

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 35000.00
				CON TX 115.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 122.50
				CHECK 122.50
10/17/89		01		14:21 0001 6398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 5 8 8

IDENTIF. TREFERENCE

Oct 17 2 19 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 253551