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RRM004

BOOK 8167 PAGE 379

FROM: JAMES R. OVERBY AND
HAZEL MARIE OVERBY

TO: JOHN W. MASSEY AND WIFE,
SUSAN P. MASSEY

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
John W. Massey and wife,	Carteret Savings Bank	Map 144-8-B
Susan P. Massey	P.O. Box 6312	Parcel 10
10 Castlewood Court	Parsippany, New Jersey	
Nashville, TN 37215	07054	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 1990.

Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, James R. Overby and Hazel Marie Overby, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto John W. Massey and wife, Susan P. Massey, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 10 Castlewood Court, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES 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; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 16th day of July, 1990.

James R. Overby

Hazel Marie Overby

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 James R. Overby, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of ~~July~~ August, 1990.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 3/27/93

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 Hazel Marie Overby, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of July, 1990.

Carol R Rivers
NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 10 on the Revision of Castlewood of record in Book 6900, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Overby by deed from Connelly, Dorris & Co., Inc., of record in Book 7106, page 338, Register's Office for Davidson County, Tennessee. James R. Overby and Hazel Marie Overby were divorced on July 2, 1990, pursuant to Final Judgment, No. 89D-446, in the Fourth Circuit Court of Tennessee for the Twentieth Judicial District at Nashville.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Castlewood, and the By-Laws appended thereto, of record in Book 6483, page 391, as amended in Book 8165, page 130, said Register's Office.

3. All matters as shown on the Plan of record in Book 6900, page 391, said Register's Office.

4. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee for construction of sanitary sewer of record in Book 6846, page 562, and Book 7026, page 779.

5. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee for construction of a water main of record in Book 7026, page 834, said Register's Office.

6. All matters as shown on the Mortgage Loan Inspection dated July 5, 1990, by John Kohl & Company, P.C., File No. 69482 including the encroachment of a deck onto the 25' public utility & drainage easement along the rear lot line.

46771

AUG 3 10 52 AM '90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8167 PAGE 382

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 625000.00

CON TX	2062.50
PRFEE	1.00
WDEED	9.00
TOTAL	2072.50
CHECK	2072.50

08/03/90 01 10:55 0001 6775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4677.77

IDENTIFICATION REFERENCE

AUG 3 10 52 AM '90

FELIX Z. WILSON, II

No. 343244