BOOK 9920 PG 140

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,750.00

Terry D. Massey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF January, 1996

Frank M. Newman
NOTARY PUBLIC

My Commission expires: July 03, 1998

THIS INSTRUMENT PREPARED BY
FRANK M. NEWMAN, ATTORNEY, 2623 LEBANON ROAD, DONELSON, TENNESSEE, 37214

NAME & ADDRESS OF PROPERTY OWNER: (NAME)	SEND TAX BILLS TO: (NAME)	MAP & PARCEL NUMBERS:
M/M TERRY D. MASSEY	same	Map 053-12-0 -
106 28th Street (ADDRESS)	(ADDRESS)	Par 094.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	LW02490

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~We~~ I,

WILLIE H. McDONALD, unmarried,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

TERRY D. MASSEY and wife, VICKIE L. MASSEY,

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 of Block No. 5 on the Plan of Dabbs and Elliot Subdivision No. 1, Old Hickory, as of record in Book 547, page 97, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the southeasterly side of 28th Street and runs back between parallel lines 144 feet to a 10 foot alley in the rear.

Being the same property conveyed to Ersie G. Hunter, for and during her natural life, and with the remainder to Jessie Mai Hunter and her heirs and assigns (the said Ersie G. Hunter having since died on February 4, 1960 and the said Jessie Mai Hunter having died on August 12, 1994 in testate survived by her husband, Marvin H. Baker, no children having been born of this union) and the said Marvin H. Baker having since died on October 27, 1995 and by his will of record in Will Book 202, page 94 in the office of the Probate Clerk of Davidson County, Tennessee, having devised said property to Willie Hunter McDonald.

unimproved (X)
This is improved ( ) property, known as 106 28th Street, Old Hickory, Tennessee 37138
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 17th day of January, 19 96.

Willie H. McDonald

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIE H. McDONALD

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 17th day of January, 19 96.

My Commission expires:

July 23, 1998

Notary Public

FRANK M. NEWMAN NOTARY AT LAW DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

0114628

IDENTIFICATION REFERENCE

PICK-UP

JAN 17 PM

DAVIDSON COUNTY

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

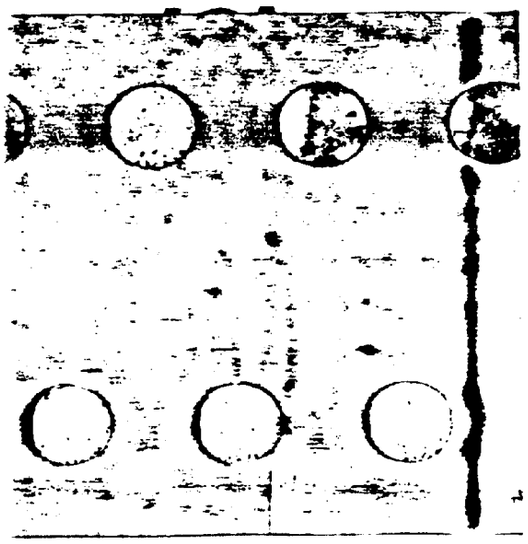
My Commission expires:

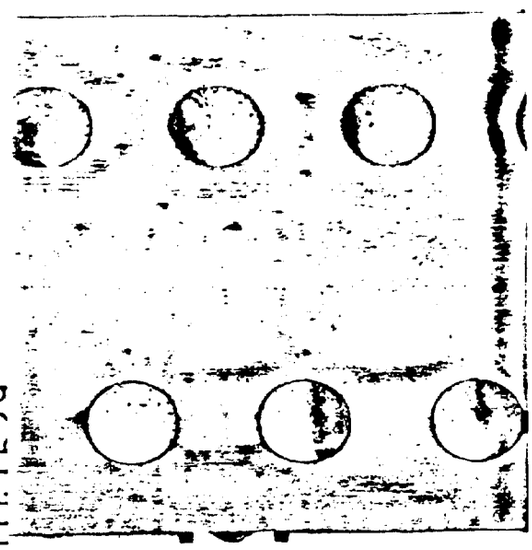
_____

Notary Public

2101 CHECK

211.39





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

RECEIVED OF _____

FOR _____

BOOK 9920 PG 142

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

CAMT 54750.00
CON TX 202.39
PRFEE 1.00
WDEED 8.00
TOTAL 211.39
CHECK 211.39

01/17/96 01 13:42 0001 8579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141628
IDENTIFICATION REFERENCE

96 JAN 17 PM 1:41
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0141628

No. 9960[illegible]