BOOK 9940 PG 324

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-21-98

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY A. MASSEY AND WIFE, REBECCA S. MASSEY 1984 SPRINGFIELD HWY. GOODLETTESVILLE, TENNESSEE 37072	NEW OWNER	MAP 2/PARCEL74

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, WE,

SHIRLEY A. ARNOLD AND HUSBAND, LEONARD E. ARNOLD

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

JEFFREY A. MASSEY AND WIFE, REBECCA S. MASSEY

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

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN.

0147923
IDENTIF. & REFERENCE

96 FEB -7 AM 8:51
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5363 02/07 0101 03CHECK 68.50

This conveyance is made subject to the following:
1. 1996 Taxes and subsequent years.
2. Any portion of the premises lying within the right of way of U.S. Highway 41.
3. The land described in this deed shall not be deemed to include any house trailer, mobile home, or mobile dwelling on the subject property.

unimproved
This is improved property known as: 1984 SPRINGFIELD HWY. GOODLETTSVILLE, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 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 hand(s) this 26th day of JANUARY, 1996.

SHIRLEY A. ARNOLD

LEONARD E. ARNOLD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, SHIRLEY A. ARNOLD AND HUSBAND, LEONARD E. ARNOLD, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26TH day of JANUARY, 1996.

Susan Pendley Barnette
NOTARY PUBLIC

My Commission Expires: 3-21-98

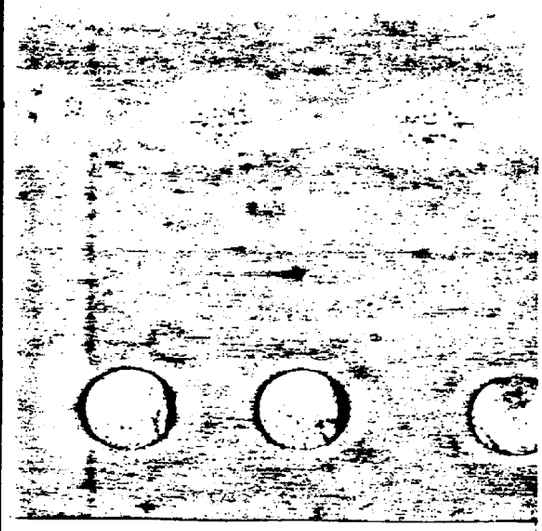
PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

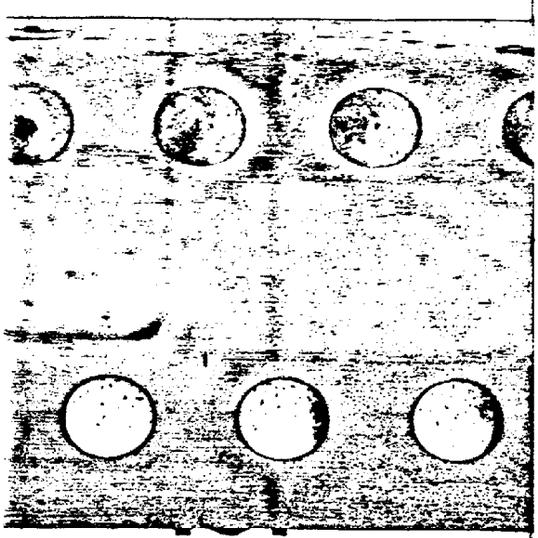
"EXHIBIT A" BOOK 9940PG326

LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 41, SAID POINT BEING THE SOUTHEAST CORNER OF THE V.H. PICKLE PROPERTY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 86 DEGREES 18' WEST 800.00 FEET, THENCE NORTH 31 DEGREES 07' WEST 702.57 FEET TO A POINT IN THE SOUTH LINE OF GILLIAM'S 18 ACRE TRACT; THENCE SOUTH 63 DEGREES 52' EAST 1030.00 FEET TO A POINT IN THE WEST RIGHT-OF-WAY OF U.S. 41' THENCE WITH A DISTANCE OF 150.03 FEET; THENCE NORTH 36 DEGREES 55' EAST 70.00 FEET; THENCE SOUTH 53 DEGREES 05' EAST 97.09 FEET TO THE POINT OF BEGINNING. DESCRIBED ACCORDING TO A SURVEY BY WAYNE CALDWELL, SURVEYOR, DATED JUNE 18, 1980.

BEING THE SAME PROPERTY CONVEYED TO SHIRLEY A. ARNOLD BY DEED FROM LEONARD E. ARNOLD OF RECORD IN BOOK 8785, PAGE 410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND CONVEYED TO JEFFREY MASSEY BY QUITCLAIM DEED FROM SHIRLEY A. ARNOLD, DATED JANUARY 10, 1996, OF RECORD IN BOOK 9917, PAGE 723, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND CONVEYED TO JEFFREY A. MASSEY AND WIFE, REBECCA S. MASSEY BY WARRANTY DEED FROM SHIRLEY A. ARNOLD AND HUSBAND, LEONARD E. ARNOLD BEING RECORDED SIMULTANEOUSLY HEREWITH. LEONARD E. ARNOLD JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9940 PG 327

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 12.00
TOTAL 68.50
CHECK 68.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/96 01 08:51 0001 5383

0147923
IDENTIF. & REFERENCE

96 FEB -7 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003585