BOOK 11087 PAGE 927

THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, Attorney
222 Second Avenue North
326 Washington Square
Nashville, Tn 37201
(615) 259-9222

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
BRETT H. MASSEY P.O. Box 150322 Nashville TN 37215	Same	Map 093-02-3 Parcel 05W-02510

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventeen Thousand Dollars and no/100 ($217,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jimmy L. Badger, Martha A. Badger, and Robert Jackson have bargained and sold and by these presents do transfer and convey unto Brett H. Massey, Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Plan of the original town of Nashville, not of record, described as follows:

Beginning at a point on the easterly margin of Third Avenue North 39.4 ft., more or less, South of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to Mattie C. McConnell, by deed from Elizabeth C. Thompson of record in Book 497, page 282, Register's Office for Davidson County, Tennessee; thence with the easterly margin of Third Avenue North, southwardly 20 feet 5 inches to the northwest corner of the property conveyed to Walter Bracey by deed from Richard F. Rowland, et al., of record in Book 1081, page 329, said Register's Office; thence with Bracey's northerly line, eastwardly 108 feet 4 inches, more or less to the westerly margin of an alley; thence with said alley, northwardly 20 feet 5 inches to the southwest corner of the McConnell Property; thence with McConnell's southerly line, westwardly 108 feet 4 inches, more or less, to the beginning.

Being the same property conveyed to Robert L. Jackson by deed of record in Book 7879, Page 789, Register's Office for Davidson County, Tennessee. This conveyance is pursuant to the terms of the Final Decree of Divorce heretofore granted in the Fourth Circuit Court for Davidson County, Tennessee, in October 1989, and is a further division of the marital estate, and Elizabeth Ann Jackson hereby conveys whatever interest she may have in said property, especially her partial interest.

Also being the same property conveyed to Jimmy L. Badger and Martha A. Badger (one-half interest) by Quitclaim Deed of record in Book 10121, Page 523, Registers Office of Davidson County, Tennessee.

Robert L. Jackson signed for Jimmy L. Badger and Martha A. Badger pursuant to Powers of Attorney of record in Book 11087, Page 925, and Book 11087, Page 926 Register's Office for Davidson County, Tennessee.

This is improved property known as 216 Third Avenue North, Nashville, TN 37201.

NOTE: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new boundary survey is available.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as disclosed herein. And I do further covenant and bind myself, my heirs, and assigns to warrant and forever defend the title to the said land to the said Grantee, her 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.

THIS INSTRUMENT has been prepared from information provided by the parties.

IN WITNESS WHEREOF, we have set our hands on this 28th day of August, 1998.

Jimmy L. Badger
by Robt L Jackson, attorney in fact
Jimmy L. Badger, By Power of Attorney

Martha A. Badger
by Robt L Jackson, attorney in fact
Martha A. Badger, By Power of Attorney

Robert L. Jackson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Jimmy L. Badger (by power of attorney), Martha A. Badger (by power of attorney), and Robert L. Jackson, the bargainors, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand in Nashville, Davidson County, Tennessee, this 28th day of August, 1998.

NOTARY PUBLIC

My Commission Expires:

9-28-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $217,000.00.

AFFIANT

Sworn to and subscribed before me

this 28th day of August, 1998.

Notary Public

My Commission Expires: 9-28-2000

3823 08/31 0101 03CHECK 817.90

Sherrie Jackson

Sherrie Jackson, the spouse of Robert L. Jackson, joins herein solely for the purpose of consenting to this Deed and releasing and conveying to Grantee any and all right, title, and interest she may have in the property whether arising by virtue or marriage or otherwise.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Sherrie Jackson, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name thereto.

Witness my hand and official seal at the office in said aforementioned state and county on this the 28th day of August, 1998.

Notary Public

My Commission Expires: 9-28-2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

98 AUG 31 AM 9:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04813411

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 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	
				217000.00
			CON TX	802.90
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	817.90
			CHECK	817.90
08/31/98	01	09:59	0001	3823

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

048134 1 IDENTIF. & REFERENCE

98 AUG 31 AM 9:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339286