This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

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ADDRESS NEW OWNER:
MARY R. MASSEY and SUSAN MASSEY
913 Waterswood Drive
Nashville, TN 37220

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
None

MAP **69-12**
PARCEL **58**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LAUNA E. JONES OVERBY, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **MARY R. MASSEY, married, and SUSAN MASSEY, unmarried, as joint tenants with the right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Orchard Hill, as of record in Book 2663, Page 98, Register's Office for said County, and described as follows: Beginning at a point in the Northwesterly margin of Courtney Avenue, at the corner of Lot Nos. 17 and 18; thence with the line between said lots, Northwesterly 140 feet to a corner of Lot No. 16; thence with the line between Lot Nos. 16 and 17, Southwesterly 140 feet to the Northeasterly margin of Courtney Court; thence with the margin of the same, Southeasterly 115 feet to the beginning of a curve; thence around said curve, Easterly 39.3 feet to the Northwesterly margin of Courtney Avenue; thence with the margin of the same, Northeasterly 115 feet to the point of beginning.
>
> Being the same property conveyed to Launa E. Jones by Deed from Ralph S. Boyd, Sr. and wife, Mary Sue Boyd, of record in Book 4716, Page 900, Register's Office for Davidson County, Tennessee. The said Launa E. Jones and Launa E. Jones Overby are one and the same person.

This is improved property known as 2209 Courtney Avenue, (aka 3300 Courtney Court) Nashville, Tennessee 37218.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to restrictions of record in Book 2860, Page 283, and Plan of record in Book 2663, Page 98, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind herself, her 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.

WITNESS my hand this the 2nd day of December, 1998.

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Launa E. Jones Overby
LAUNA E. JONES OVERBY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, **LAUNA E. JONES OVERBY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of December, 1998.

Robert J. Hollman
NOTARY PUBLIC

My Commission Expires: 22 MAY 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $38,500.00.

Mary R Massey
AFFIANT

Subscribed and sworn to before me on this 2nd day of December, 1998.

Amy Beth Walpole
NOTARY PUBLIC

My Commission Expires: February 3, 2001

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

0520733
IDENTIF. # REFERENCE

98 DEC -4 AM 9:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

5673 12/04 0101 03CHECK 153.45

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 38500.00
				CON TX 142.45
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 153.45
				CHECK 153.45
			12/04/98 01	09:30 0001 5673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520733
IDENTIF. ↑ REFERENCE

98 DEC -4 AM 9:29

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380680