Mail

This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

Owner

NAME OF MORTGAGEE:

NONE

ADDRESS NEW OWNERS:

International Distribution Systems, Inc.
6208 River Oaks Court
Brentwood, TN 37027

MAP 82-9, GROUP _____, PARCEL 470

BOOK 11342 PG. 144

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF NINETY THOUSAND & NO/100 ($90,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Brett Massey has this day bargained and sold and does hereby transfer and convey unto International Distribution Systems, Inc., his/her/their/its heirs, successors or assigns, the following described property:

The following tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being the east part of Lot No. 80 and the southeast part of Lot No. 81 on the Map of McGavock's City Park Addition, as of record in Book 57, page 101, Register's Office for said County.

Said parts of said lots front 38 feet on the north side of Taylor Street and run back between parallel lines, along the west margin of the first alley east of 2nd Avenue North, 93 feet to a dead line.

TRACT 2:

0386 02/17 0101 03CHECK 348.00

Land in Davidson County, Tennessee, being part of Lot No. 80 in McGavock's City Park Plan, a plat of which is of record in Book 57, page 101, Register's Office for said County, described as follows:

Beginning at a point at the southwest corner of Lot No. 80 in said plan; running thence northerly, with the east margin of Second Avenue North, 33-1/3 feet to a point; thence in an easterly direction along a line parallel with the north margin Taylor Street, 126 feet to a point; thence in a southerly direction along a line parallel with the east margin of Second Avenue North, 33-1/3 feet to the north marg of Taylor Street; thence in a westerly direction with the north margin of Taylor Street, 126 feet to the point of beginning.

TRACT 3:

Land in Davidson County, Tennessee, being part of Lot No. 81 on the Plan of the Subdivision of the McGavock City Park Lot, as of record in Book 57, page 101, Register's Office for said County, described as follows:

Beginning on the easterly margin of Second Avenue North, formerly Market Street, 66-2/3 feet north of the northerly margin of Taylor Street, thence with the easterly margin of said Avenue northwardly 33-1/3 feet to the corner of Lots Nos. 81 and 82; thence with the line between said two lots, eastwardly 174.8 feet to the westerly margin of an alley; thence with said alley, southwardly 7 feet; thence at right angles westwardly 38 feet; thence at right angles southwardly 26-1/3 feet; thence at right angles westwardly 136.8 feet to the beginning.

TRACT 4:

Land in Davidson County, Tennessee, being the north 16-2/3 feet of the westerly 126 feet of Lot No. 80 and the south 16-2/3 feet of the westerly 126 feet of the westerly 126 feet of Lot No. 81 on the Map of the Subdivision of the McGavock City Park Lots, as of record in Book 57, page 101, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Said parts of said lots front together 33-1/3 feet on the easterly side of 2nd, Avenue North, and run back between parallel lines 126 feet to a dead line.

Being a portion of the same property conveyed to Brett Massey by warranty deed of Third National Bank in Nashville, Trustee, Trustee under the Will of Dorothy Massey Davis of record in Book 8705, page 364, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said International Distribution Systems, Inc., his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said International Distribution Systems, Inc., that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1999 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 82-9- Parcel 470

2. Subject to matters appearing on the Plan of McGavock's City Park Plan of record in Plat Book 57, page 181, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said International Distribution Systems, Inc., his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness my signature on this the 11th day of February, 1999.

Brett Massey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11342 PG. 146

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Brett Massey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 11th day of February, 1999.

(SEAL)

Yvette Lyn Meldrum, Notary Public

My Commission Expires:

June 19, 2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

Sworn to and subscribed before me, on this the 11th day of February, 1999.

(SEAL)

Yvette Lyn Meldrum, Notary Public

My Commission Expires:

June 19, 2000

0514510
IDENTIFICATION & REFERENCE
FILED
99 FEB 17 AM 9:15
REGISTER
WILLIAMSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11342 PG. 147

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 348.00
CHECK 348.00

02/17/99 01 09:13 0001 6386

054951O

IDENTIF. & REFERENCE

99FEB 17 AM 9:15

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425638