Instr:200008040077378 Page: 1 OF 2
REC'D FOR REC 08/04/2000 7:46:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $758.50

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Aaron Massey
871 Rodney Drive
Nashville, TN 37205

SEND TAX BILLS TO:
Aaron Massey
P.O. Box 3541
Chattanooga, TN 37404

WARRANTY DEED

(Map Number 115-5; Parcel Number 11.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JEFFREY F. SKINNER** and wife, **EMILY R. CHENEY**, have bargained and sold and do hereby transfer and convey unto **AARON MASSEY** and **MELANIE ANDERSON as tenants in common,** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of REVISED SECTION THREE WEST MEADE HILLS, as of record in Plat Book 3300, page 8, of the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Jeffrey F. Skinner and wife, Emily R. Cheney, by deed from Charles V. Stephenson and wife, Luellen H. Stephenson of record in Book 11452, page 987, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 3300, page 8, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **871 Rodney Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 2000 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 26th day of July, 2000.

JEFFREY F. SKINNER

EMILY R. CHENEY

STATE OF GEORGIA)
COUNTY OF Clarke)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeffrey F. Skinner and wife, Emily R. Cheney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Athens, Georgia, on this the 26th day of July, 2000.

Notary Public

My Commission Expires: 12/3/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$205,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of July, 2000.

Notary Public

My Commission Expires: August 18, 2002