STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00.

Melissa K. Davis
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of October, 2000.

Notary Public

My Commission Expires: 11/18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/30/00 14:52 2pgs
Fees:11.00 Taxes:301.55
20001030-0107547

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melissa K. Davis
464 Claircrest Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 162-01-0-B-061.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia J. Massey and husband, James G. Massey,** hereinafter referred to as Grantors, hereby transfers and conveys to **Melissa K. Davis, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit No. 61 on the Plan of Clairmont Subdivision, Phase I, of record in Book 6050, page 286, Register's Office for said County, to which said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Patricia J. Massey (f/k/a Patricia J. Brenner, unmarried) by Warranty Deed from Clairmont Investors, a Tennessee Joint Venture of record in Book 7103, page 936 in the Register's Office for Davidson County, Tennessee. James G. Massey hereby joins in this to convey any marital interest he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6050, Page 286, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6988, page 536; Book 7960, page 128; Book 7137, page 826 and in Book 8168, page 430 all in the Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6988, page 542; Book 7269, page 223; Book 7891, page 590; Book 8027, page 261; Book 8027, page 258; Book 8027, page 264 and in Book 8784, page 328 all in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6988, page 552; Book 8108, page 913 and in Book 8251, page 180 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 464 Claircrest Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 27th day of October, 2000.

Patricia J. Massey

Patricia J. Massey

James G. Massey

James G. Massey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia J. Massey and James G. Massey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2000.

Notary Public

NOTARY PUBLIC AT LARGE TENN

11/18/01

My Commission Expires

02435-BW