Davidson County DEEDWARR
Recvd: 12/12/00 10:53 2pgs
Fees:11.00 Taxes:910.20
20001212-0122249

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of December, 2000.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Pierre P. Massion and Tebeb Gebretsadik
1105 Hunters Bow Circle
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 172-14-0-A-025.00CO

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, **Oliver S. Roth, and, and Linda S. Roth** hereinafter referred to as Grantors, hereby transfers and conveys to **Pierre P. Massion and wife, Tebeb Gebretsadik** 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:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plat of Wexford Downs, Section 1 of record in Boundary Plat Book 9700, page 221 and Plat Book 9700, pages 308 and 309, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oliver S. Roth and wife, Linda S. Roth by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders of record in Book 10511, page 837 in the Register's Office for Davidson County, Tennessee.

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 9700, Page 308, Register's Office for Davidson County, Tennessee.

Easement for Bellsouth of record in Book 10529, page 560 in said Register's Office.

Easement for Water/Sewer of record in Book 11444, page 149 in said Register's Office.

Easement for Water/Sewer of record in Book 11444, page 177 in said Register's Office.

HOA Charter of record in Book 10500, page 444 in said Register's Office.

Conveyance of Common Area of record in Book 10937, pages 789 and 791 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 10292, page 51; Book 10792, page 822 and in Instrument No. 200008100079498 , Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1105 Hunters Bow Circle, Nashville, Tennessee 37211.

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 11th day of December, 2000.

Oliver S. Roth

Linda S. Roth

Linda S. Roth

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 Oliver S. Roth and Linda S. Roth, 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 11th day of December, 2000.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE

Notary Public

10/22/04

My Commission Expires

02567-BW