Davidson County DEEDWARR
Recvd: 05/02/01 12:50 2pgs
Fees:11.00 Taxes:2608.50

20010502-0044846

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV 3427052

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Steve C. Massey and wife	New Owner At Same Address	Map: 117-13-B
602 Green Park		Parcel: 075-CO
Nashville, TN 37215		7DA-91426

For and in Consideration of the sum of $ 705,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Bob Haley, a married person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Steve C. Massey and wife, Melissa E. Massey

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 602** on the plan of **Abbottsford** as of record at **Plat Book 6250, pages 419-421** in the Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20000531-0054030, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

1. 2001 property taxes are a lien against the property as of 01-01-01 but are not due and payable until 10-01-01. **If there are improvements on the property after 01-01-01**, state law requires said property be subject to reassessment for that increased valuation. 2000 property taxes in the amount of $720.80, and back taxes, are PAID IN FULL as listed to Map-Parcel: 117-13-B-095-CO; Field Book Number: 7DA-91426; at the street address of 602 Green Park, Nashville, TN 37215.

2. Declaration of Covenants, Conditions, and Restrictions as of record at Book 6478, page 177, as amended at Book 6530, page 242, Book 6537, page 303, Book 6576, page 509, Book 6578, page 302, Book 6591, page 966, Book 6607, pages 519, 524, and 529, Book 6592, page 400, Book 6619, pages 931, 941, and 946, Book 6628, page 721, Book 6638, pages 351, 356, 366, 371, and 376, Book 6653, pages 113, 118, 124, and 134, Book 6680, page 496, Book 8106, pages 1 and Book 10458, page 810 said Register's Office.

3. Charter of Abbottsford Homeowners' Association and the By-Laws thereto at Book 6548, page 213, Book 8106, pages 20, 22, and 29, Book 8627, page 254, and Book 9381, page 876 said Register's Office.

4. Setback lines, easements, notes, and/or other limitations as shown on said plan of record at Plat Book 6250, pages 419-421, as amended at Book 6771, page 683 and Surveyor's Certificate of Correction at Book 6800, page 164 and the plat of the Frank R. Leu Property at Book 6250, page 418, said Register's Office.

5. Storm Water Detention Agreement with Metro Nashville & Davidson County at Book 6555, page 328 said Register's Office.

6. Quitclaim Deed of "Common Areas" to the Abbottsford Homeowners' Association at Book 7175, page 761 said Register's Office.

7. Water Line easements at Book 1286, page 690 and Book 1037, page 572 said Register's Office.

This is improved property known as: 602 Green Park, Nashville, TN 37215
{~~unimproved~~ / improved}

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 2nd day of MAY, 20 01

Bob Haley

Julie Haley

Julie Haley, spouse of the Grantor, Bob Haley, joins herein for the sole but express purpose to convey any and all right, title, and/or interest she has, or may have, by virtue of her marital status with said Grantor.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ 705,000.00.

Steve C. Massey, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 05-02-01

My Commission Expires: 10-25-2003

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Bob Haley and wife Julie Haley

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on May 2, 2001.

My Commission Expires: 10-25-2003

Notary Public

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public