WARRANTY DEED w/Assumption

Davidson County DEEDWARR
Recvd: 06/12/01 10:05 2pgs
Fees:11.00 Taxes:252.53

20010612-0061669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,250.00

Brandon Edward Massey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ON THE 7th DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

J. Wayne Thomas, Attorney at Law, Real Estate Loan Services, 1100 Kermit Dr., Ste. 204, Nashville, TN 37217

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Edward Massey & Karen Renee Massey (NAME) **3338 Johnakin Drive** (STREET ADDRESS/ROUTE NUMBER) **Nashville, TN 37211** (CITY/STATE/ZIP)	SAME (NAME) (STREET ADDRESS) (CITY/STATE/ZIP)	134-14-17

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth Byars-Hutchins and husband, Raymond Hutchins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Edward Massey and wife, Karen Reneee Massey, as tenants by the entirety,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 59, on the Plan of Luna Heights, Section Three, of record in Book 2900, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to the Grantors by deed of record at Book 9631, page 598, in the Register's Office for Davidson County, Tennessee.

Subject to the following: easements, setback lines and restrictions of record; zoning regulations for the appropriate governmental authority, and to public rights of way and rights for public utilities and to matters which would be disclosed by an accurate survey; county property taxes for current year to be assumed by Grantees.

As a further consideration, the Grantees hereby assume and agree to pay, according to its terms and tenor, the balance due on that certain Note dated February 23, 1996, in the original amount of $72,853.00, the amount currently due on said Note being $68,321.68, secured by a Deed of Trust of even date and amount, executed by Elizabeth Byars-Hutchins and Raymond Hutchins, naming David Barry, Trustee, and North American Mortgage Company, Beneficiary, of record in Book 9969, page 76, Register's Office for Davidson County, Tennessee, said Deed of Trust having been assigned to Homeside Lending, Inc., Beneficiary, by Assignment of Deed of Trust dated August 28, 1996 and of record at Book 10243, page 506, in the Register's Office for Davidson County, Tennessee, said Note and Deed of Trust to remain in full force and effect as to all provisions and conditions therein, with all rights and remedies retained by said Trustee and Beneficiary (Assumption Agreement having been executed and recorded contemporaneously herewith).

This is unimproved ( )
improved (X) property, known as 3338 Johnakin Drive (House Number/Street) Nashville (City/Town) TN (State) 37211 (Postal Code)

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 we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our 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 our hand this 7th day of June, 2001.

ELIZABETH BYARS-HUTCHINS (Grantor)

RAYMOND HUTCHINS (Grantor)

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 **ELIZABETH BYARS-HUTCHINS and RAYMOND HUTCHINS (Grantors),** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN**, this 7th **day of June, 2001.**

Notary Public

MICHAEL T. HALEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Commission Expires: 9/25/04

BRANDON EDWARD MASSEY (Grantee)

KAREN RENEE MASSEY (Grantee)

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 **BRANDON EDWARD MASSEY and KAREN RENEE MASSEY (Grantees),** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN**, this 7th **day of June, 2001.**

Notary Public

MICHAEL T. HALEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Commission Expires: 9/25/04

NO TITLE SEARCH WAS CONDUCTED. THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES.