Realty
454

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $86,500.00

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

Affiant

Subscribed and sworn to before me, this 1st day of August, 2001.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Kerry D. Massey	North American Mortgage	133-02-123
232 Antioch Pike	4301 Hillsboro Road, Suite 328	
Nashville, TN 37211	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vivian Christine Sanders, devisee under the will of John Berry Herity, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kerry D. Massey and wife, Tess-Marie D. Massey, hereinafter called the Grantees, their successors 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 part of Lot No. 7 on the Plan of Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book I, Page 442, Chancery Court at Nashville, being Lot No. 3 on the unrecorded map of A.C. Roth's Subdivision, described according to a survey made by Z.J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point 100 feet west of the northwest corner of Antioch Pike and Wingate Avenue; thence with the northerly margin of said Pike westwardly 50 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots northwardly 169.3 feet; thence eastwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 170.2 feet to the beginning.

Being the same property conveyed to John Herity, unmarried, by deed from Hester Baskette, unmarried, of record in Instrument No. 20010102-0000564, said Register's Office for Davidson County, Tennessee. John Herity has since died testate and by will of record in Will Book 1780, Page 326352, Probate Court Clerk's Office for Davidson County, Tennessee, devised subject property to Vivian Christine Sanders, devisee under the will of John Berry Herity.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 232 Antioch Pike, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/09/01 10:06 2pgs
Fees:13.00 Taxes:320.05
20010809-0085762

WITNESS my hand this 1st day of August, 2001.

Vivian Christine Sanders

Vivian Christine Sanders, Executrix
of the Will of John Barry Herity

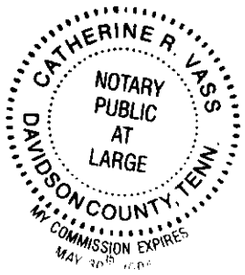
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vivian Christine Sanders, with whom I am personally acquainted, and who acknowledged ~~they~~ she executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 1st day of August, 2001.

Catherine R Vass
Notary Public

My Commission expires 05/30/04



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vivian Christine Sanders, Executrix, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, Tennessee, this 1st day of August, 2001.

My Commission Expires: 5/30/2004

Catherine R Vass
NOTARY PUBLIC

