PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of December, 2001, by and between KAYE WRIGHT, UNMARRIED, hereinafter called Grantor, and ROBERT S. MASSIE, A MARRIED MAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, KAYE WRIGHT, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto ROBERT S. MASSIE, A MARRIED MAN, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 925 CHICKASAW AVENUE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

KAYE WRIGHT
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/27/01 09:09 3pgs
Fees:18.00 Taxes:151.70

20011227-0142410

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, KAYE WRIGHT, UNMARRIED, the within named bargainors, 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, at office, this **17th** day of December, 2001.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

ROBERT S. MASSIE, A MARRIED MAN
P.O. Box 412
White House, Tn 37188

Property Address:

925 CHICKASAW AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-9, PARCEL 28

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$41,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Robert S. Massie
Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **December, 2001.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 30 on the Map of Victory Heights, of record in Book 1130, page 97, Register's Office for said County.

Said lot No. 30 fronts 60 feet on the north side of Chickasaw Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to WILLIAM COLLINS RAINEY AND WIFE, ANNIE LEE RAINEY, by Deed from WILL L. STOKES AND WIFE, MADGE McINTOSH STOKES, of record in BOOK 2905, PAGE 199, Register's Office for DAVIDSON County, Tennessee, the said William Collins Rainey having died on November 11, 1986, survived by his wife, Annie Lee Rainey. Annie Lee Rainey died intestate on January 14, 1996, survived by her daughter, Kaye Wright, as her sole heir and next ofkin as confirmed by Affidavit of Heirship of record in Book 10044, page 415, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 72-9, PARCEL 28).

2. All matters as set forth on the Plan of Victory Heights Subdivision, of record in Plat Book 1130, page 97, said Register's Office, which plan includes a 35-foot minimum building setback line from Chickasaw Avenue; and a 10-foot public utility and drainage easement along the rear lot line.