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 RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of January, 2002, by and between JAMES WILLIAM DOUB, A MARRIED MAN, and DAVID DOUB, A MARRIED MAN and CARL DOUB, A MARRIED MAN, and DONALD DOUB, UNMARRIED, hereinafter called Grantors, 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, JAMES WILLIAM DOUB, A MARRIED MAN, and DAVID DOUB, A MARRIED MAN and CARL DOUB, A MARRIED MAN, and DONALD DOUB, UNMARRIED, Grantors, do 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 Grantors 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 924 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 Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

MITTINE DOUB, WIFE OF JAMES DOUB, JEAN DOUB, WIFE OF DAVID DOUB, AND KIM DOUB, WIFE OF CARL DOUB, the Grantors herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 02/19/02 08:47 4pgs
Fees:23.00 Taxes:74.00

20020219-0020654

James William Doub
JAMES WILLIAM DOUB
Signature of Seller

Spouse of JAMES WILLIAM DOUB

David Doub
DAVID DOUB

Spouse of DAVID DOUB

Carl Doub
CARL DOUB

Spouse of CARL DOUB

Donald Doub
DONALD DOUB

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JAMES WILLIAM DOUB, A MARRIED MAN, JOINED BY HIS WIFE,** Mitzie Doub, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this **31st** day of **January, 2002.**

Denise C. Allis
Notary Public

My Commission Expires: My Commission Expires May 30, 2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF LAWRENCE)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DAVID DOUB, A MARRIED MAN, JOINED BY HIS WIFE,** Jean Doub, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lawrence County, Tennessee, this **31st** day of **January, 2002.**

Ann Jones
Notary Public

My Commission Expires: 2-23-03

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF LAWRENCE)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CARL DOUB**, A MARRIED MAN, JOINED BY HIS WIFE, Kimberly A. Doub the within named bargainor, 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 office in Lawrence County, TN, this **31st** day of **January, 2002.**

Ann Jones
Notary Public

My Commission Expires: 2-23-03

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DONALD DOUB**, UNMARRIED, the within named bargainor, with whom I am personaliy 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 office in Davidson County, TN, this **31st** day of **January, 2002.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

My Commission Expires May 30, 2004

Name and Address of Property Owner:

ROBERT S. MASSIE, A MARRIED MAN

308 MARTIN LANE
COTTONTOWN, TN 37048

Property Address:

924 CHICKASAW AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-9, PARCEL 47

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 **$20,000.00** 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 **31st** day of **January, 2002.**

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

Denise C. Allen
Notary Public

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'

Being Lot no. 49 on the Plan of Victory Heights, as of record in Book 1130. page 97, Register's Office for said County.

Said Lot No. 49 fronts 60 feet on the southerly side of Chickasaw Avenue, and runs back between parallel lines 159.5 feet to a dead line. The said Lot No. 49 is improved and is known as No. 924 Chickasaw Avenue, Nashville Tennessee.

BEING the same property conveyed to W.C. DOUB AND WIFE, MARY ELIZABETH DOUB, by Deed from LEROY B & ANNA MARGARET DOUB, of record in BOOK 3570, PAGE 481, Register's Office for DAVIDSON County, Tennessee. The said W.C. Doub having since died, the property vested by operation of law in his surviving spouse, Mary Elizabeth Doub. Mary Elizabeth Doub died on January 10, 1999, intestate, and her estate was probated in the Probate Court for Giles County, Tennessee, Docket No. 1378. Pursuant to said Final Decree, her heirs and next of kin are James William Doub, David Doub, Donald Doub, Carl Doub and Ellen Pierce. Ellen Pierce has since quitclaimed all of her right, title and interest in and to the herein subject property to Donald Doub, David Doub, Carl Doub and James William Doub, by Quitclaim Deed of record in Instrument No. 20020219-0020653, 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 47).

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; a 10-foot public utility and drainage easement along the rear lot line.