STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April 2002.

Notary Public

MY COMMISSION EXPIRES: 05/15/04

(AFFIX SEAL)

REBECCA A. DONOSKA NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn A. Massey	ABN Amro Mortgage Group, Inc.	Map: 75-11-216
(NAME)	(NAME)	
672 Mercer Drive	P.O. Box 57068	Parcel:
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Irvine, CA 92619-7068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, B. AUSTIN KINZER AND WIFE, ANN H. KINZER, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto CAROLYN A. MASSEY, UNMARRIED, hereinafter called the GRANTEE(S), their heirs 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 all of Lot No. 2B, Zone Lot Division, Lots 1, 2, 3 & 74 thru 82, Meadows of Tulip Grove, Section One, according to plat thereof, recorded in Plat Book 5200, page 612 as amended in Plat Book 6250, page 304, Register's Office for said County, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to B. Austin Kinzer and wife, Ann H. Kinzer by Warranty Deed of record in Book 9960, page 977, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 6291, page 899; and, any and all matters as shown on plat of record in Plat Book 5200, page 612 as amended in Plat Book 6250, page 304; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 672 Mercer Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hands this 30th day of April, 2002.

B. Austin Kinzer

Ann H. Kinzer

Davidson County DEEDWARR
Recvd: 05/02/02 10:36 2pgs
Fees:13.00 Taxes:265.66
20020502-0053967

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared B. Austin Kinzer and wife, Ann H. Kinzer who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2002.

Notary Public Rebecca A. Dohoda

REBECCA A. DOHODA
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 05/15/04

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville,TN37217