File #200350277

Davidson County DEEDWARR
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20030506-0060459

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Massey	Aaron Massey	Map: 115-16-93
(NAME) 212 West Meade Drive	(NAME) P. O. Box 3541	
(ADDRESS) Nashville TN 37205	(ADDRESS) Chattanooga, Tn 37404	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, RUTH D. ROUNDS and JOHN DAVID KIRK, ~~unmarried~~, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto AARON MASSEY, married, hereinafter called the GRANTEE, 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. 1, on the Resubdivision of part of Lot No. 2 on the Plan of West Meade Farms, Section II, as shown by plat appearing of record in Plat Book 4300, Page 89, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ruth D. Rounds and John David Kirk, by Warranty Deed of record in Book 4753, 388, said Register's Office, and further conveyed by Quitclaim Deed for the purpose of establishing a joint tenancy, with right of survivorship of record in Book 9657, Page 726, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 1710, page 218; Sanitary Sewer and/or Storm Drainage Easement of record in Book 5642, page 211; and, any and all matters as shown on plat of record in Plat Book 4300, Page 89; all in the Register's Office for Davidson County, Tennessee.

John David Kirk having never occupied the property as his primary residence.

Unimproved ( )
This is improved (X) property, known as 212 West Meade Drive, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 2nd day of May, 2003.

Ruth D. Rounds

Ruth D. Rounds

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Ruth D. Rounds who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of May, 2003.

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

MAY. 2.2003 8:04AM NO.803 P.7

Witness our hands this 2nd day of May, 2003.

John David Kirk

John David Kirk

STATE OF WI

COUNTY OF Calumet

Before me, the undersigned Notary Public, personally appeared John David Kirk who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of May, 2003.

Sharon DeCoster

Notary Public

My Commission Expires: 6-11-2006

(SEAL) SHARON L. DECOSTER NOTARY PUBLIC STATE OF WISCONSIN

Mail after Recording To:
David M. Kiolbassa
Southern Title Services, LLC
[illegible] Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076