Davidson County DEEDWARR
Recvd: 04/23/04 10:55 2pgs
Fees:13.00 Taxes:166.50

20040423-0046352

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Pam Yates
Affiant

Subscribed and sworn to before me this 20th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-HM-04-0930

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie L. Williams, Jr.	Union Planters Bank, NA	
930 A Marina Street (ADDRESS)	P.O. Box 2282 (NAME)	82-12-0-174.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2282 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEN H. MASSEY AND WIFE, MARY R. MASSEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIE L. WILLIAMS, JR., UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Neill S. Brown's addition to East Nashville, as of record in Book 57, page 50, Register's Office for said County.

Said Lot No. 55 fronts 50 feet on the southerly side of Marina Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ben H. Massey and wife, Mary R. Massey by Installment Deed dated August 5, 1986 of record in Book 6941, page 132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 930 A Marina Street, Nashville, Tennessee 37206
(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 we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 20th day of April, 2004.

Ben H. Massey
Ben H. Massey

Mary R. Massey
Mary R. Massey

STATE of Tennessee
COUNTY of Williamson

I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that **Ben H. Massey and wife, Mary R. Massey,** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the day of April, 2004.

Notary Public

My Commission Expires: 12/09/07

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN