Davidson County DEEDWARR
Recvd: 05/05/04 11:12 2pgs
Fees:13.00 Taxes:407.00

20040505-0051266

WARRANTY DEED

B-AFG-04-4001

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Trustee
Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES:
11/27/07 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
CHARLES SMITH
DAVIDSON
TENN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The June McHugh 2000 Trust	New Owner	
4001 Nevada Ave	(NAME)	91-16-344
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(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 BRETT MASSEY, AND WIFE THERESA MASSEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THE JUNE MCHUGH 2000 TRUST, 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. 41 on the plan of the Subdivision of the lands of P.S. Stump, deceased, as of record in Plan Book 2, Page 74, Chancery Court at Nashville, Tennessee. Said Lot No. 41 fronts 60 feet on the southerly side of Nevada, formerly 3rd Avenue and extends back between parallel lines with the westerly margin of 41th Avenue North formerly "C" Street or Stump Avenue, 150 feet to an alley.

Being the same property conveyed to Brett H. Massey by Deed dated March 17, 1994 and filed for record on March 18, 1994 in Book 9283, Page 411, 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 4001 Nevada Ave, Nashville, Tennessee 37209
(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 30th day of April, 2004.

Brett Massey

Theresa Massey

STATE OF Tennessee

COUNTY OF Davidson

I, Charles Smith the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Brett Massey, and wife Theresa Massey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 30th day of April, 2004.

Charles Smith

Notary Public

My Commission Expires: 11/27/07

(SEAL)

CHARLES SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903