WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

G-MFR-04-0124

Davidson County DEEDWARR
Recvd: 12/22/04 14:22 2pgs
Fees:13.00 Taxes:268.25

20041222-0152418

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
Mary Frances Rudy	New Owner (NAME)	
Lot 124 Hortense Place	2012 21st Ave. South (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZP)	Nashville, TN 37212 (CITY) (STATE) (ZP)	92-13-394

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 H. MASSEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY FRANCES RUDY, 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:

Lot 124, HORTENSE PLACE, as shown on plat of record in Plat Book 161, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said propertyTennessee.

Being part of the same property conveyed to Brett H. Massey by Warranty Deed from John Scott Orr, unmarried, recorded the 3rd day of September, 1998 in Deed Book 11097, Page 361, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record Plat Book 161, page 167, Register's Office for Davidson County, Tennessee.

The requirements to build with in two years of the purchase of the Lot are to be waived.

Subject to Rerstrictive Covenants filed in Inst# 20041222-0152417, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as Lot 124 Hortense Place, Nashville, Tennessee 37215
(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 16th day of December, 2004.

Brett H. Massey

STATE OF Tennessee
COUNTY OF Davidson

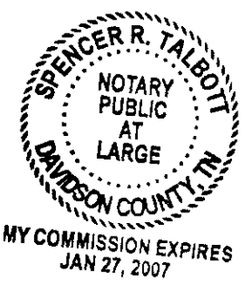
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett H. Massey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 16th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903