40-A

Davidson County DEEDWARR
Recvd: 04/19/05 15:29 2 pg
Fees:13.00 Taxes:528.73
20050419-0043655

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Aaron Massey
P. O. Box 3541
Chattanooga, TN 37404

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 142-9-E
PARCEL 51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joanne K. Tidwell and Robbie Lindsey, both unmarried** ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Aaron Massey**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 1252, together with the carport designated No. 1252-C, on the Plan of River Plantation, Section Seven, Phase One, of record in Plat Book 5200, pages 705 and 706, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section Seven, a horizontal property regime established by Master Deed of record in Book 6226, page 9, said Register's Office.
>
> Being the same property conveyed to Joanne K. Tidwell, unmarried, and Robbie Lindsey, unmarried, joint tenants with right of survivorship, by deed from Lincoln Trust Company, Trustee F/B/O Thomas J. Kush, of record in Instrument No. 20030324-0038796 and Instrument No. 20030324-0038796, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1252 General George Patton Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of April, 2005.

Joanne K. Tidwell

Joanne K. Tidwell

Robbie Lindsey

Robbie Lindsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joanne K. Tidwell and Robbie Lindsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 18 day of April, 2005.

Notary Public

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $142,900.00.

AFFIANT

Subscribed and sworn to before me
this 18 day of April, 2005.

NOTARY PUBLIC

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

My Commission Expires: 9-30-06