WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Sharon Massa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Robert L. Scruggs
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUNE 8, 2005

Davidson County DEEDWARR
Recvd: 06/01/05 11:39 2 pgs
Fees:13.00 Taxes:314.50

20050601-0061621

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Massa	**U.S. Bank N.A.**	**Map 82-7**
(NAME)	(NAME)	
829 Stockell Street	**P.O. Box 20005**	**Parcel 69**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Owensboro, KY 42301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **EMMIT DAVIS, JR AND WIFE, NELL DAVIS** HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK MASSA AND WIFE, SHARON MASSA, ,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 79, on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, of record in Book 57, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emmit Davis, Jr. and wife, Neil Davis by deed from Teri Schwegman, of record as Instrument No. 20020208-0017589, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 57, page 27, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 829 Stockell Street, Nashville, TN 37207
(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 we do covenant with the said GRANTEES 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 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 31st day of May, 2005.

Emmit Davis, Jr.
Emmit Davis, Jr
By: Andrea L. Davis, Attorney-in-Fact

Nell Davis
Nell Davis
By: Andrea L. Davis, Attorney-in-Fact

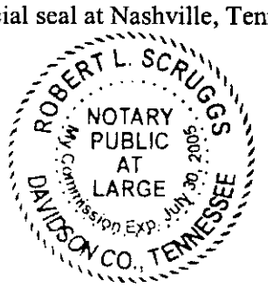
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of May, 2005, before me personally, **Andrea L. Davis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf **Emmit Davis, Jr.** and acknowledged that she executed the same as the free act and deed of **Emmit Davis, Jr.**

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2005.

Commission expires:



Robert L. Scruggs Notary Public

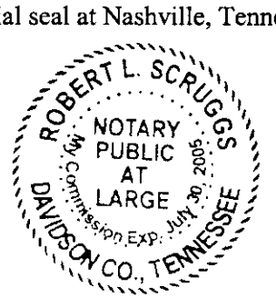
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of May, 2005, before me personally, **Andrea L. Davis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf **Nell Davis** and acknowledged that she executed the same as the free act and deed of **Nell Davis.**

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2005.

Commission expires:



Robert L. Scruggs Notary Public