Davidson County DEEDWARR
Recvd: 06/08/05 12:42 3 pgs
Fees:18.00 Taxes:296.00

20050608-0065584

SUMNER COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JANIS L. DUREE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

05-3581

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2005.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Wilma M. Massey	SEND TAX BILLS TO: OWNER	MAP-PARCEL NUMBERS 7
16041 (NAME) WADLEY AVE	(NAME)	215
OLD HICKORY, TN 37138 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Darryl Massey and wife, Ann Massey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilma M. Massey

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as Tract 7, Tinnin Road, Goodlettsville, TN 37072

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 their hands this 25th day of May, 2005.

Darryl Massey

Ann Massey by Darryl Massey atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Darryl Massey, to me known to be the person who executed the foregoinginstrument on behalf of Ann Massey, and who acknowledged that he/she executed the same as the free act and deed of the said Ann Massey

Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of May, 20 05.

NOTARY PUBLIC

My Commission Expires: 4/10/06.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Darryl Massey ~~and wife, Ann Massey~~

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of May, 2005.

My commission expires 4/10/2006

Notary Public, Janis L. Duree

File No.: 05-3581

ATTACHMENT

Tinnin Road Estates - Tract #7, Being located in the 2nd Civil District of Davidson County, Tennessee, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 111399, page 110, Register's Office for Davidson County, Tennessee, and more particulary described as follows:

Beginning at an iron rod in the westerly margin of Tinnin Road, same being the most easterly corner of this tract and the northeasterly corner of Tract #6 of Tinnin Road Estates, also being 410.72 feet north of the northeasterly corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #6, South 86 degrees 43 minutes 11 seconds West 1008.85 feet to an iron rod; thence South 05 degrees 22 minutes 18 seconds West 586.41 feet to an iron rod; thence withe the line of Wilbur Thomas Oldham and Gary R. Carnahan North 81 degrees 54 minutes 26 seconds West 259.56 feet to an iron rod; thence with the line of Fred B. Carnahan, Jr., North 82 degrees 15 minutes 32 seconds West 67.76 feet to an iron rod; thence with line of Tract #4 of Tinnin Road Estates, North 05 degrees 22 minutes 18 seconds East 551.88 feet to an iron rod; thence with the line of Tract #10 of Tinnin Road Estates, North 86 degrees 43 minutes 11 seconds East 292.94 feet to an iron rod; thence with the line of Tract #8 of Tinnin Road Estates, north 86 degrees 43 minutes 11 seconds East 1037.05 feet to an iron rod in the westerly margin of Tinnin Road; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 01 degree 46 minutes 43 seconds, a radius of 979.93 feet, a tangent length of 15.21 feet, and a chord of South 12 degrees 47 minutes 29 seconds East 30.42 feet; thence along said curve an arc length of 30.42 feet, to the point of beginning containing 5.08 acres, more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, 150 Middle Fork Road, Hartsville, Tennessee 37074, dated June 6, 2001.

BEING the same property conveyed to Darryl Massey and wife, Ann Massey by deed from Gourley & Associates, L.L.C., a Tennessee Limited Liability Company, filed of record in Instrument No. 20010731-0081121, Register's Office for Davidson County, Tennessee.

This instrument was prepared based on information provided by the parties. The preparers of this instrument make no warranties as to title, ownership, the existence os liens or encumbrances, tax liabilities, zoning ordinances, boundary lines, or any other representations relative to the property described herein.