BOX 15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$284,000.00~~/ $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/29/05 15:08 2 pgs
Fees:13.00 Taxes:1058.20
20050729-0089149

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Keith E. Massey	TAYLOR, BEAN & WHITAKER	104-15-0
2614 West Linden Avenue	1417 NORTH MAGNOLIA AVE	GROUP
Nashville, Tennessee 37212	OCALA, FL 34475	PARCEL 130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Two Hundred Eighty Four Thousand Dollars and Zero Cents ($284,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Marion Hunter Smith, III and wife, Linda J. Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keith E. Massey and wife, Jessica McDuffie-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.

BEING the westerly half of Lot No. 8 on the Map of Sunset Park Subdivision as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 8 fronts 50.0 feet on the northerly side of West Linden, formerly Sunset Avenue, and runs back 162.6 feet on the westerly line and 162.45 feet, more or less, on the easterly line to the southerly line of Lot No. 21 measuring 50.0 feet thereon.

BEING the same property conveyed to Marion Hunter Smith, III and wife, Linda Johnson, by deed dated March 9, 2001, from Eugene Kenneth Jenkins and Jessie Harriet Jenkins of record as Instrument No. 20010313-0024144 in the Register's Office for Davidson County, Tennessee; the said Linda Johnson is now known as Linda J. Smith.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 2614 West Linden Avenue, Nashville, Tennessee 37212

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 27th day of July, 2005.

Marion Hunter Smith, III

Linda J. Smith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Marion Hunter Smith, III and Linda J. Smith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee