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PREPARED BY (AND RETURN TO):

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W & I Ref:(gj) Title No: 46538
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/31/05 12:17 2 pgs
Fees:13.00 Taxes:1032.30
20050831-0104262

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Barbara Massie Curtis Massie 6125 Stillmeadow Drive Nashville, Tennessee 37211	Countrywide Home Loans 3011 Armory Drive Suite 120 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 172-02-101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$279,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary H. Wallace, Trustee of the Wallace Living Trust, dated November 11, 1996**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Massie and spouse, Curtis Massie** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Section Myrtlewood Estates of record in Book 6050, page 300, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to J. O. Wallace and wife, Mary H. Wallace by deed from John D. Walker, an unmarried person of record in Book 9381, page 26, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10271, page 727, Register's Office for said County. J. O. Wallace and wife, Mary H. Wallace conveyed subject property to J. O Wallace and Mary H. Wallace, Trustees or their successors in trust under the Revocable Wallace Living Trust dated November 11, 1996. The said J. O. Wallace has since died. Mary H. Wallace was appointed as the Successor Trustee for J. O. Wallace under said Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6050, page 300, said Register's Office, which Plan shows minimum building set back line to be determined by Metro Codes and 10 foot easement for public utility and drainage purposes along the rear and side line(s) of said lot and a dedicated right of way along the front line of said lot.

This is improved property, known as: 6125 Stillmeadow Drive, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2005.

Mary H. Wallace Trustee

Mary H. Wallace, Trustee of the Wallace Living Trust, dated November 11, 1996

State of TENNESSEE

County of WILLIAMSON

On this 30th day of August, 2005 , before me the undersigned authority, personally appeared Mary H. Wallace, Trustee of the Wallace Living Trust, dated November 11, 1996 , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution thereof to be his free act and deed.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

My Commission Expires:

Deborah Gail Johnson
Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Sworn and subscribed before me this the 30th day of August, 2005

STY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

My Commission Expires:

Notary Public