WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Edwin M. Delashmitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

LARRY D. CRIDER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires APRIL 28, 2004

Davidson County DEEDWARR
Recvd: 05/16/03 09:04 2pgs
Fees:13.00 Taxes:222.00
[redacted]
20030516-0066968

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin M. Delashmitt	SAME AS NEW OWNER	PARCEL 004.00MAP 091-13-0
437 Westboro Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Donna C. Massey, now being Donna C. Cook, by and through David O. Huff, Attorney in Fact and Diane W. Lewis, Beneficiary under the Estate of Margaret M. Massey, Deceased, by and through Thomas F. Hollingsworth, Attorney in Fact** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin M. Delashmitt,** ** **a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Delashmitt

A certain tract or parcel of land in Davidson County, State of Tennessee. described as follows to wit:

Being Lot No. 43 of Block "E" on the Map of Croylwood Subdivision, Section Two, as of record in Book 1130, Page 100, Register's Office for said County.

Said Lot No. 43 fronts 60 feet on the northerly side of Columbia Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Laverne C. Massey and wife, Donna C. Massey, by deed from Richland Homes, Inc. of record in Book 1518, Page 227, Register's Office for Davidson County, Tennessee. .Laverne C. Massey and Donna C. Massey A/K/A Donna Dean Cooke Massey, now Donna C. Cook, having been divorced by decree of the Second Circuit Court for Davidson County, Tennessee, No. 20124, entered April 3, 1951, wherein Donna Dean Cooke Massey agreed to sell her equity in the aforedescribed property to Laverne C. Massey for the sum of $200.00. It appearing that no deed of conveyance was ever executed and recorded, as aforesasid, and litigation has arisen in the Chancery Court for Davidson County, Tennessee, Docket No 02-1008-II, and an order has been entered whereby the aforesaid property will be sold by the hereinabove named Seller and the proceeds of sale will be paid into the Registry of the Court. Laverne C. Massey having since died on October 31, 1974, testate, Davidson County Probate Court No 61232, devising the aforesaid real property to his wife, Margaret M. Massey. Margaret M. Massey a/k/a Margaret Marie Whittick Massey having since died on May 2, 2000, testate, Davidson County Probate No. 00P-925, wherein Diane W. Lewis was the sole beneficiary of the hereinabove described property, as in Will Book 232, Page 583.

DAVID O. HUFF executes this instrument as Attorney in Fact for Donna C. Cook pursuant to Power of Attorney of record in Instrument No. 20030516-0066966, Register's Office for Davidson County, Tennessee.

THOMAS F. HOLLINGSWORTH executes this instrument as Attorney in Fact for Diane W. Lewis pursuant to Power of Attorney of record in Instrument No. 20030516-0066967, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is not the principal residence of the Grantor(s).

2003 Property taxes shall be the responsibility of the Grantee when due and payable.

This is improved property, known as 6358 Columbia Avenue, Nashville, TN 37209
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 10/13/05 08:26 2 pgs
Fees:12.00 Taxes:0.00
20051013-0123230

RE-RECORD

Witness our hand(s) this 5/12/2003.

Donna C. Cook

Donna C. Cook by David O. Huff Atty-in-Fact

BY: David O. Huff, Attorney in Fact

Diane W. Lewis

Diane W. Lewis by Thomas F. Hollingsworth Its Attorney in Fact

By: Thomas F. Hollingsworth, Attorney in Fact

t

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, David O. Huff with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for Donna C. Cook and is authorized by Donna C. Cook to execute this instrument on her behalf.

WITNESS my hand and official seal this 5/12/2003.

NOTARY PUBLIC
My commission expires:

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Thomas F. Hollingsworth with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney in fact for Diane W. Lewis and is authorized by Diane W. Lewis to execute this instrument on her behalf.

WITNESS my hand and official seal this 5/12/2003.

NOTARY PUBLIC
My Commission expires:

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 25, 2004