Davidson County DEEDWARR
Recvd: 10/09/06 12:55 2 pgs
Fees:13.00 Taxes:277.50

20061009-0125201

WARRANTY DEED

USHER-H06258

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF October, 2006.

(Affix Seal) Notary Public

My Commission Expires: 9/8/07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anthony L. Usher and Sandra P. Usher, trustees of the Anthony & Sandra Usher Family Trust	Anthony L. Usher and Sandra P. Usher	007-000-215-00
3201 Washington Ave.	3201 Washington Ave.	
Costa Masa, CA 92626	Costa Masa, CA 92626	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WILMA M. MASSEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANTHONY L. USHER AND SANDRA P. USHER, TRUSTEES OF THE ANTHONY & SANDRA USHER FAMILY TRUST, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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 particularly 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 with 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. Carhahan, 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 Carmen, Registered Land Surveyor, Tennessee Number 910, 150 Middle Ford Road, Hartsville, Tennessee 37074, dated June 6, 2001.

Being the same property conveyed to Wilma M. Massey by deed from Darryl Massey and wife, Ann Massey, filed of record in Instrument No. 20050608-0065584, recorded on June 8, 2005, Register's Office for Davidson County, Tennessee.

(x) unimproved
This is ( ) improved property known as 2101 Tinnin Road (Lot 7), Goodlettsville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 my/our hand(s) this 3rd day of October, 2006 :

Wilma M. Massey

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Wilma M Massey, a Notary Public in and for said County and State, the within named WILMA M. MASSEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 3rd day of October, 2006.

Notary Public

My Commission Expires: 9/8/07

RHONDA M. SCHNEIDER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.