WARRANTY DEED

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Mary Massey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of February, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mary Massey	NEW OWNER	Map 119
913 Waterswood Drive		Group 01
Nashville, TN 37220		Parcel 396

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

Margarette E. Norton, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mary Massey and Susan Pedersen, both married

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 Lot No. 74 of Block 21 on the Map of Overhill City and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries Subdivision, as of record in Book 332, page 21, Register's Office for said County.

SAID Lot No. 74 fronts 50 feet on the west side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Margarette E. Norton, unmarried, by deed from Hillis Earl Barber and wife, Florence Lorraine Barber, of record in Book 8508, page 820, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 21, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2303 Foster Ave., Nashville, TN 37210

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 my hand this 5th day ~~of February~~, 2007.

Margarette E. Norton

FILE BOX 45

Davidson County DEEDWARR
Recvd: 02/07/07 09:46 2 pgs
Fees:13.00 Taxes:259.00

20070207-0015918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margarette E. Norton, 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 Nashville, Tennessee, this 5th day of February, 2007.

My Commission Expires: 3/31/07

Notary Public

