WARRANTY DEED

B-FC-08-1100

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 23, 2010

Davidson County DEEDWARR
Recvd: 08/07/08 11:08 2 pgs
Fees:13.00 Taxes:1313.50

20080807-0081488

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. Massey	Kenneth W. Massey	
1100 Bedfordshire Court	(NAME) 1100 Bedfordshire Court	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	142-16-A-45.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we ARTHUR M. REUTHER, JR. AND SHEILA L. REUTHER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH W. MASSEY AND WIFE, JUDITH A. MASSEY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45, DEVON PARK, PHASE TWO, OF RECORD IN PLAT BOOK 6250, PAGE 432, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ARTHUR M. REUTHER, JR. AND SPOUSE, SHEILA L. REUTHER BY WARRANTY DEED FROM JOHN RANDOLPH BIBB, JR. AND SPOUSE, BRENDA M. BIBB, RECORDED ON THE 16TH DAY OF DECEMBER, 1998 IN BOOK 11255, PAGE 262, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6250, PAGE 432; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6176, PAGE 7, AMENDED IN BOOK 6541, PAGE 542 AND BOOK 6967, PAGE 156; BY-LAWS OF RECORD IN BOOK 8276, PAGE 53; ARTICLES OF INCORPORATION OF RECORD IN BOOK 7372, PAGE 862; AND STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 6503, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1100 Bedfordshire Court, Nashville, Tennessee 37221
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 6th day of August, 2008.

Arthur M. Reuther, Jr.

Sheila L. Reuther

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur M. Reuther, Jr. and Sheila L. Reuther, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL) ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903