(1)

BILL GARRETT, Davidson County
Trans:T20100022094 DEEDWARR
Recvd: 04/14/10 10:31 4 pgs
Fees:23.00 Taxes:499.50
20100414-0028073

This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL, DAVIS, KELLER & HOGAN, PLLC
150 FOURTH AVENUE NORTH, SUITE 1850
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

Address of new owner as follows	Send tax bills to:	Map-Parcel No.
Richard Bradley Betts and		**181 00 0 038**
Tiera Faith Betts	**(Same)**	**181 00 0 124**
O Culbertson Road		
Antioch, Tennessee 37013		

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **JOSEPH MASSEY AND KATHLEEN MASSEY, husband and wife** (hereinafter the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **RICHARD BRADLEY BETTS AND TIERA FAITH BETTS, husband and wife** (hereinafter the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Beginning at a point located in the center of Mill Creek; said point being the northwest corner of the William Johnston property and the northeast corner of Tract 1; thence with the northerly line of Tract 1 and the center of Mill Creek S 53 degrees 08' W a distance of 332.83 feet to the true point of beginning and being the northwest corner of Tract 1 and the northeast corner of the herein described land; thence with the westerly line of Tract 1 S 7 degrees 29' W a distance of 759.39 feet to an iron pin at the northeast corner of Tract 3; thence with northerly line of Tract 3 as follows:

N 83 degrees 20' W a distance of 125.00 feet to an iron pin;
N 48 degrees 11' W a distance of 503.97 feet to a point in the center of Mill Creek; thence with the center of Mill Creek as follows:

N 52 degrees 45' E a distance of 429.49 feet to a point;
N 64 degrees 34' E a distance of 202.57 feet to a point;
N 53 degrees 06' E a distance of 92.40 feet to the point of beginning.

Being the same property conveyed to JOSEPH MASSEY and wife, KATHLEEN MASSEY, by deed from DEBORAH K. MASSINGILLE, of record as Instrument No. 20060703-0078911, dated June 28, 2006, said Register's Office.

This is unimproved property commonly known as: **O Culbertson Road, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their successors and assigns, forever.

The Grantors, for themselves and their successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 10th day of April, 2010.

JOSEPH MASSEY

KATHLEEN MASSEY

STATE OF ~~TENNESSEE~~ Florida)
)
COUNTY OF ~~DAVIDSON~~ Palm Beach)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOSEPH MASSEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Boynton Beach, FL, this 10th day of April, 2010.

SUSANNE G. WHITAKER
MY COMMISSION # DD 940118
EXPIRES: November 15, 2013
Bonded Thru Notary Public Underwriters

Susanne G. Whitaker
Notary Public
My Commission Expires: 11/15/13

STATE OF ~~TENNESSEE~~ Florida)
)
COUNTY OF ~~DAVIDSON~~ Palm Beach)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KATHLEEN MASSEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Boynton Beach, FL, this 10th day of April, 2010.

SUSANNE G. WHITAKER
MY COMMISSION # DD 940118
EXPIRES: November 15, 2013
Bonded Thru Notary Public Underwriters

Susanne G. Whitaker
Notary Public
My Commission Expires: 11/15/13

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Palm Beach)

The actual consideration or value for this transfer of property, whichever is greater is One Hundred Thirty Five Thousand and No/100 Dollars ($135,000.00).

Affiant

Sworn to and subscribed before me this 16th day of April, 2010.

Susanne G. Whitaker

Notary Public
My Commission Expires: 4/10/2010

SUSANNE G. WHITAKER
MY COMMISSION # DD 940118
EXPIRES: November 15, 2013
Bonded Thru Notary Public Underwriters