WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110009444 DEEDWARR
Recvd: 02/15/11 10:42 2 pgs
Fees:13.00 Taxes:185.00
20110215-0012825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor,
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth M. Bradley	**First Tennessee Bank**	**MAP 82-8**
(NAME)	(NAME)	
925 W Eastland Avenue	**300 Court Avenue**	**PARCEL 11.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Memphis, TN 38103**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BEN H. MASSEY AND WIFE, MARY R. MASSEY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH M. BRADLEY AND HUSBAND, JACOB BRADLEY,** 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of the Subdivision of the South part of the J. H. Chaffin Property, or the Richmond Subdivision, as of record in Book 974, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the property conveyed to Ben H. Massey and wife, Mary R. Massey by Warranty Deed from Harold Bryant and wife, Vicki Bryant, dated June 1, 1988, recorded June 2, 1988, of record in Book 7560, page 336, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes paid, prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 974, page 19, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **925 W Eastland Avenue, Nashville, TN 37206**

(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 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 our hands this 11th day of February, 2011.

Ben H. Massey
Ben H. Massey

Mary R. Massey
Mary R. Massey

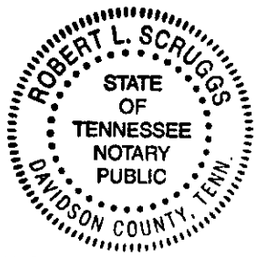
ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Ben H. Massey and wife, Mary R. Massey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of February, 2011.

Commission expires:



My Commission Expires MAY 6, 2013

Robert L Scruggs
Notary Public