Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Edmund W. McFadden	New Owner	14215000400
4320 Sneed Road		
Nashville, TN 37215		

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Anthony H. Massa (unmarried)**, has this day bargained and sold and by these presents to hereby transfer and convey to **Edmund W. McFadden and Patricia M. McFadden**, as tenants in common, their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> BEING all of Lot 85, Section I, Harpeth Valley Park, according to plat and survey of record in Book 3600, page 93 and 94, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said lot.
>
> BEING that same property conveyed to Anthony H. Massa, unmarried by deed from Albert H. Hooper, Jr. and wife, Nancy Hooper of record in Book 7952, page 576, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants appearing of record in Book 3857, page 858; and to minimum building setback line; waterline easement; public utility and drainage easement; and anchor easement; and any and all other matters as shown on the Plat of record in Book 3600, Page 93 and 94, all of the Register's Office for Rutherford County, Tennessee.

This is property known as: 646 Harpeth Bend Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate, that I have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2011 real property taxes, which taxes are being prorated between parties, the grantor giving unto

BILL GARRETT, Davidson County
Trans:T20110023645 DEEDWARR
Recvd: 04/21/11 13:09 2 pgs
Fees:13.00 Taxes:647.50
20110421-0030877

the grantees his proportionate share, and the grantees assuming the payment of said taxes when the same shall become due and payable.

I further covenant and bind myself, my heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 20th day of April, 2011.

Anthony H. Massa

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Anthony H. Massa, the bargainor(s) with whom I am personally acquainted and who acknowledged he executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 20th day of April, 2011.

Notary Public

My Commission Expires: 6-17-2013

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 20th day of April, 2011.

Notary Public

My Commission Expires: 6-17-2013

DAWN COOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY