THIS INSTRUMENT PREPARED BY:

O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

BOOK 7271 PAGE 68

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Lewis Krantz, Trustee 4543 Post Oak Place Drive Suite 125 Houston, Texas 77027	(Same)	161-08-75

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) Albert Ross, Jr., and wife, Christine Ross, hereinafter, whether one or more, jointly and severally referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Lewis Krantz, Trustee, with full power to sell, transfer, mortgage and convey without the joinder of any beneficiary hereinafter, whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING located in Davidson County, Tennessee, on the east side of Nolensville Road and on the north side of Ocala Drive, and being the property described in Deed Book 4419, Page 220, Register's Office, Davidson County, Tennessee. See Tax Map 161-08, Parcel 75, Tax Assessor's Office, Davidson County, Tennessee, and this being Lot #100 of the Southwood Subdivision found of record in Plat Book 2663, Page 125-126, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of Nolensville Road, same being a common corner of Lot #99 and Lot #100; thence with dividing line between Lot #99 and Lot #100 North 71 degrees 55 minutes 25 seconds East 160.14 feet to an iron pin; thence with the dividing line between Lot #100 and Lot #101 South 16 degrees 58 minutes 00 seconds East 164.93 feet to an iron pin in the northerly margin of Ocala Drive; thence with said margin South 72 degrees 58 minutes 00 seconds West 135.00 feet to a concrete monument; thence along a curve proceeding clockwise, having a deflection angle of 90 degrees 13 minutes 13 seconds, a radius of 25.00 feet, a tangent length of 25.10 feet, and a chord of North 62 degrees 06 minutes 10 seconds West 35.42 feet; thence along said curve an arc length of 39.37 feet to a concrete monument; thence with the easterly margin of Nolensville Road North 16 degrees 58 minutes 00 seconds West

137.00 feet to the point of beginning containing 26,038 square feet/0.5978 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, dated April 14, 1987.

BEING the same property conveyed to Albert Ross, Jr., and wife, Christine Ross, by deed from Wallace G. Engles and wife, Helen T. Engles, of record in Book 4419, page 220, Register's Office for Davidson County, Tennessee.

This is improved property, known as 5320 Nolensville Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee and the said Grantee's heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for limitations, restrictions, and encumbrances set forth on Exhibit A attached hereto. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's successors, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 17th day of June, 1987.

GRANTOR:

Albert Ross Jr.
Albert Ross, Jr.

Christine Ross
Christine Ross

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sheri Stowe, a Notary Public in and for the County and State aforesaid, personally appeared Albert Ross, Jr., and wife, Christine Ross, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of June, 1987.

Sheri Stowe
Notary Public

My Commission Expires:
9-9-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,380.00.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 1987.

Sheri Stowe
Notary Public

My Commission Expires:
9-9-89

EXHIBIT A

EXCEPTIONS TO TITLE

1. 1987 Metropolitan Government Taxes - a lien but not yet due and payable (Map and Parcel No. 161-08-75).

2. Restrictive Covenants of Southwood Subdivision by Hillview Company dated May 4, 1959, of record in Book 2904, page 51, Register's Office for Davidson County, Tennessee.

3. Amendment to Restrictive Covenants of Record in Book 2904; Page 51, Register's Office for Davidson County, Tennessee, dated June 26, 1986, of record in Book 7127, page 491, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated July 31, 1984, of record in Book 6391, page 699, Register's Office for Davidson County, Tennessee.

5. Matters set forth on the Plat of Southwood Subdivision dated April 23, 1959, of record in Book 2663, pages 125-126, as amended by Amendment to Plat dated June 9, 1987, of record in Book 7263, page 199, Register's Office for Davidson County, Tennessee.

37353

IDENTIFICATION REFERENCE

JUN 17. 11 09 AM '87

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7271 PAGE 72

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			260380.00- BAML.	
			729.12 STAX	
			.50 PRFE	
			12.00 MTG	
			CHECK	741.62-
			0362A06717787 BAL	.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3735353

IDENTIFICATION REFERENCE

JUN 17 12 49 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 94637