FILE BOX 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 20,670.00

Subscribed and sworn to before me, this the 09 day of March, 19 90

My commission expires: November 27, 1993 (Affix Seal)

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Affiant

Notary Public

My Commission Expires Nov. 27, 1993

WARRANTY DEED

BOOK 8064 PAGE 373

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 0B14559
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Deborah K. Massingille	Owner
75 Elberta St	
STREET ADDRESS	STREET ADDRESS
Nashville Tn 37210	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO Part of 181 38	

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, Ross Randolph

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Deborah K. Massingille

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN:

Being part of the property conveyed to Ross Randolph by Deed of record in Book 7725 page 673, Register's office for said County.

10642

IDENTIF. REFERENCE

MAR 14 10 56 AM '90

DAVIDSON COUNTY

2249 03/14 0101 03CHECK 81.31

THIS IS _____ IMPROVED PROPERTY KNOWN AS _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 09 day of March, 19 90

Ross C. Randolph

Ross Randolph

State of Tennessee
County of Williamson

BOOK 8064 PAGE 374

On this 09 day of March, 19 90, before me personally appeared Ross Randolph to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

11-27-90

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Brent A. Campbell

State of Tennessee
County of

My Commission Expires Nov. 27. 1993

On this 09 day of March 09, 19 90, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

EXHIBIT "A"

NICK RANDOLPH
5TH CIVIL DISTRICT
DAVIDSON COUNTY, TENNESSEE

TRACT 2
5.30 AC.

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° 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° 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° 20' W a distance of 125.00 feet to an iron pin;

N 48° 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° 45' E a distance of 429.49 feet to a point;

N 64° 34' E a distance of 202.57 feet to a point;

N 53° 08' E a distance of 92.40 feet to the point of beginning, containing 5.30 acres more or less.

RESTRICTIVE COVENANTS

The following Restrictive Covenants shall run with the land for a period of 20 years from the date of the deed attached hereto:

1. Minimum 1800 square feet of living area.

2. Residence must be 50% brick or stone to grade.

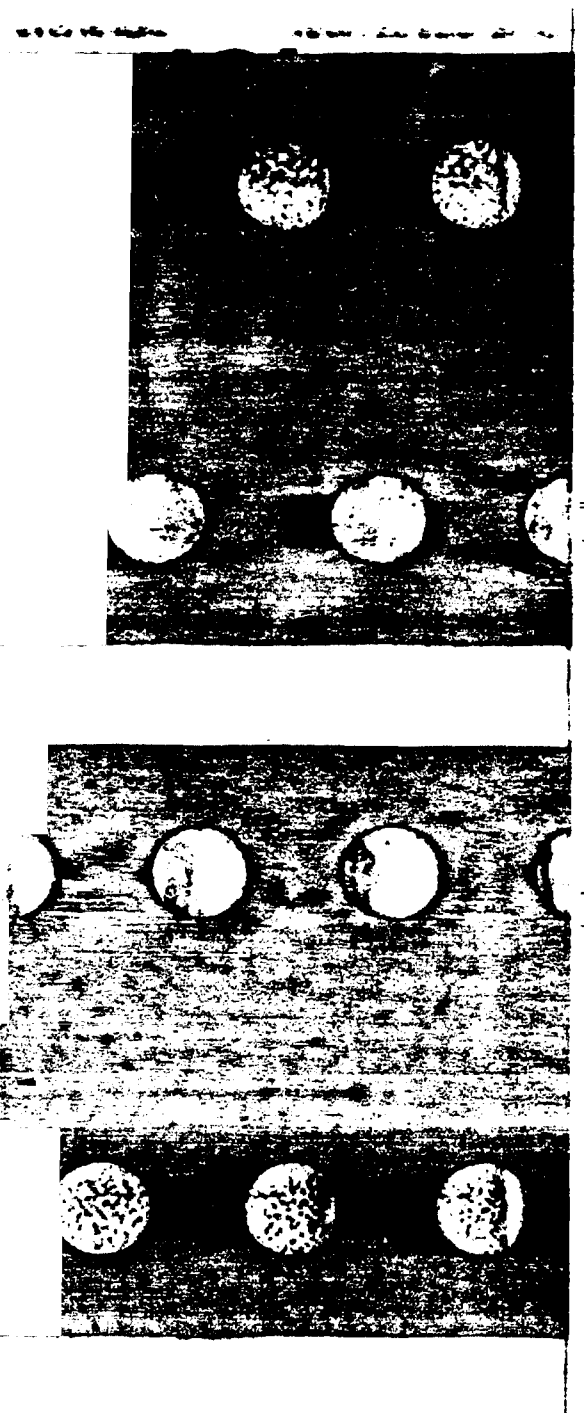
3. Only 1 single family residential home per lot.

4. No mobile homes or trailers.

5. No poultry, swine or cattle.

6. No obnoxious or offensive behavior.

7. Any outbuildings or barns are to be located to the rear of the residence, and must be of similar or same material of residence.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT 20670.00
CON TX 68.31
PRFEE 1.00
WDEED 12.00
TOTAL 81.31
CHECK 81.31

03/14/90 01 10:55 0001 2249

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10642

IDENTIF. REFERENCE

MAR 14 10 57 AM '90

DAVIDSON COUNTY TN.

No. 300717