THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ross C. Randolph, et ux 2800 Union Hill Road Nashville, TN	Same as New Owner	Map 23 Parcel 16 Field Book #10D-15010

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOE EDWARDS a/k/a JOE VAN EDWARDS, joined by his wife, VALLIE MAI K. EDWARDS, and RAYMOND L. MASON, individually and ANITA E. BYRNS CARVER MASON, individually, and as husband and wife, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ROSS C. RANDOLPH and wife, BILLIE JEAN RANDOLPH, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a stake with beech pointers, the northwest corner of a tract of land containing 6 1/2 acres (which is the westerly part of this tract) conveyed to A. J. Paradise by deed from Miss Sue Looney of record in Book 533, page 698, Register's Office for said County; thence North 85 deg. East 25.4 poles to a point in the center of a creek at the northeast corner of a tract of land containing 102 poles (which is the easterly part of this tract) conveyed to A. J. Paradise by deed from L. B. Caldwell and wife, of record in Book 587, page 234, said Register's Office; thence South 18 deg. East with the center of said creek, 3 poles to the center of said creek and Crocker Springs Road or Whites Creek Springs Road; thence South 3 deg. West, with the center of said road, 16 poles to a point in the center of said road; thence South 6 deg. West 13 poles and 12 links to a stone on the westerly side of said road; thence South 30 deg. West 40 poles to a sugar tree stump, the extreme southern corner of said 6 1/2 acre tract of land; thence North 2 deg. West 60 poles to the beginning, containing in all 7.22 acres, more or less.

INCLUDED in the above description but specifically excluded from this conveyance is a certain tract or parcel of land conveyed to James E. Berlin and wife, Evelyn Berlin by deed dated August 14th, 1954 and filed for record in Book 2294, page 236, Register's Office for Davidson County, Tennessee, said property being more specifically and particularly described as follows, to-wit:

Situated in the 10th Civil District of Davidson County, beginning at a point in the center of Crocker Springs Road in Joe E. Edwards East line; thence SOuth 6 deg. West 262 feet to a point; thence South 40 deg. 40' West 660 feet to a point; thence in a northerly direction with Joe Edwards west line 672 feet to a point in Joe Edwards west line; thence South 88 deg. East 442 feet to the beginning, containing 4 acres according to a survey of John M. Sullivan, County Surveyor, (not dated).

Being a part of the same property conveyed to Joe Edwards and Charley Byrns and wife, Mary F. Byrns by deed dated March 13th, 1943 and filed for record in Book 1258, page 188, Register's Office for Davidson County, Tennessee. The said Charley Byrns a/k/a Charley Vaughn Byrns died on November 14th, 1961, survived by his wife, Mary F. Byrns a/k/a Mary F. Edwards Byrns, at which time ownership and title to the remaining property became vested in Joe Edwards a/k/a Joe V. Edwards, a one-half undivided interest, and Mary F. Byrns a/k/a Mary F. Edwards Byrns, a one-half

undivided interest. Mary F. Byrns a/k/a Mary F. Edwards Byrns died intestate on February 29th, 1976, at which time ownership and title to the said property became vested in Joe Edwards a/k/a Joe V. Edwards, a one-half undivided interest and the Heirs of Mary F. Byrns a/k/a Mary F. Edwards Byrns, a one-half undivided interest. There were seven (7) children born to or adopted by Mary F. Byrns a/k/a Mary F. Edwards Byrns during her lifetime, namely: 1) Joe V. Edwards, 2) Ruby Edwards Eanes, 3) James Turner Edwards, 4) Christine (Vonnie) Byrns Long, 5) Mildred Helen Byrns Mason, 6) Anita E. Byrns Carver Mason and 7) Annie Pauline Byrns Love. Ruby Edwards Eanes died unmarried and intestate on December 10th, 1975 survived by Robert Larry Eanes, James William Eanes, Patricia Jo Eanes Garrett and Charles Ronald Eanes, being the only children born to or adopted by her during her lifetime and her only heirs at law. Mildred Helen Byrns Mason died intestate on February 12th, 1986 survived by her husband Raymond L. Mason and one daughter Janice M. Mason Cordell, being her only heirs at law. As a result, the said property became vested in Joe Van Edwards a thirty-two/fifty-sixth undivided interest, Robert Larry Eanes a one/fifty-sixth undivided interest, James William Eanes a one/fifty-sixth undivided interest, Patricia Jo Eanes Garrett a one/fifty-sixth undivided interest, Charles Ronald Eanes a one/fifty-sixth undivided interest, James Turner Edwards, a one/fifty-sixth undivided interest, Christine (Vonnie) Byrns Long a four/fifty-sixth undivided interest, Raymond L. Mason a two/fifty-sixth undivided interest, Janice M. Mason Cordell a two/fifty-sixth undivided interest, Anita E. Byrns Carver Mason a four/fifty-sixth undivided interest and Annie Pauline Byrns Love a four/fifty-sixth undivided interest. Robert Larry Eanes, James William Eanes, Patricia Jo Eanes Garrett, Charles Ronald Eanes, James Turner Edwards, Christine (Vonnie) Byrns Long, Janice M. Mason Cordell and Annie Pauline Byrns Love conveyed their interests in the said property to the GRANTOR, Joe Van Edwards, by deeds recorded simultaneously herewith, as a result of which the said property is vested in Joe Van Edwards, a fifty/fifty-sixth undivided interest, Raymond L. Mason a two/fifty-sixth undivided interest and Anita E. Byrns Carver Mason a four/fifty-sixth undivided interest. Raymond L. Mason and Anita E. Byrns Carver Mason are now husband and wife.

The current mailing address for said property is: 2323 Crocker Springs Road, Nashville, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered.

And WE, the GRANTORS, 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.

VALLIE MAI K. EDWARDS, wife of JOE V. EDWARDS a/k/a JOE VAN EDWARDS, joins in this conveyance to convey any and all right, title or interest she may have in the said property, marital or otherwise, but she makes no warranties whatsoever.

WITNESS our hands on this the day and date acknowledged below.

"GRANTORS"

Joe V Edwards
JOE V. EDWARDS a/k/a JOE VAN EDWARDS

Vallie Mai K. Edwards
VALLIE MAI K. EDWARDS

Raymond L. Mason
RAYMOND L. MASON

Anita E. Byrns Carver Mason
ANITA E. BYRNS CARVER MASON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE V. EDWARDS a/k/a JOE VAN EDWARDS, and wife, VALLIE MAI K. EDWARDS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 3rd day of Jan., 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND L. MASON and wife, ANITA E. BYRNS CARVER MASON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10 day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 5-12-92

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $13,000.00.

Affiant

Sworn to and subscribed before me, this the 3rd day of Jan., 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

7.7.3 9 7

IDENTIFICATION REFERENCE

JAN 17 8 19 AM '92

MAIL ENV.

7657 01/17 0101 03CHECK 58.10



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

RECEIVED OF _____

FOR _____

BOOK 8530 PAGE 494

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 13000.00
MOR TX 48.10
ERR CO
MOR TX 48.10-
CON TX 48.10
PRFEE 1.00
WDEED 9.00
TOTAL 58.10
CHECK 58.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/17/92 01 08:18:0001 7657

7.7.397

IDENTIFICATION REFERENCE

JAN 17 8 19 AM '92

FELIX Z. WILSON, II

No. 494056