ADDRESS NEW OWNER	MAP-PARCEL NUMBER
Mary C. Massey 4505 Harding Road #163 Nashville, TN 37205	Map 116-3B-163
SEND TAX BILLS TO	**ADDRESS OF MORTGAGEE**
Mary C. Massey 4505 Harding Road #163 Nashville, TN 37205	Virginia W. Crenshaw 3401 Trimble Road Nashville, TN 37215
This instrument prepared by T. Turner Snodgrass, 2300 21st Avenue South, Nashville, Tennessee 37212.	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Virginia W. Crenshaw ("Grantor") have bargained and sold and by these presents do hereby transfer and convey unto Brett H. Massey and Wife, Mary Crenshaw Massey ("Grantees"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, State of Tennessee, being Unit No. 163 on the Plan of Royal Oaks Condominiums, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with the common elements as set forth in the Master Deed, of record in Book 5282, page 972, said Register's Office.

Said Unit is also part of Lot No. 2 on the Revision of Lots 1, 2, 4 and 5 of Royal Oaks, of record in Book 4660, page 59, said Register's Office.

Being the same property conveyed to Virginia W. Crenshaw, by deed from Lin S. Howard Sloan, of record in Book 6628, page 558, Register's Office for Davidson County, Tennessee.

The property described above is conveyed subject to the following:

1. Easements and other rights as contained in deed from Kelly Prim, Trustee, et al. to Ervin M. Entrekin, Trustee, dated May 3, 1977, of record in Book 5144, page 244, said Register's Office.

2. Easement and reservations contained in the deed from Royal Oaks Associates, Inc. to Alfred Shepart, Trustee, of record in Book 4744, page 370, said Register's Office, as modified by an agreement of record in Book 4978, page 524, said Register's Office.

3. Easement for sanitary sewer conveyed by deed from Royal Oaks Properties, Inc. to City of Nashville, dated March 8, 1962, of record in Book 3347, page 188, said Register's Office.

4. Easement reservation in instrument from Presbyterian Apartments, Inc. to Royal Oaks Properties, Inc. dated December 19, 1960, of record in Book 3165, page 607, said Register's Office.

5. Easement for sanitary sewer and/or storm drainage conveyed by deed from Kelly Prim, Trustee to

Metropolitan Government of Nashville and Davidson County, Tennessee, dated June 12, 1974, of record in Book 4835, page 964, said Register's Office.

6. An easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid which is labeled "Easement for Driveway" conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and of record in Book 4668, page 986, said Register's Office.

7. Terms, conditions, easements, rights and liens as set forth in the Master Deed and By-Laws of Royal Oaks Apartments, Condominium, of record in Book 5282, page 972, said Register's Office.

8. All matters as shown on the Plat of Royal Oaks Apartments, Condominium, of record in Book 5200, page 45, said Register's Office.

To have and to hold said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, except as otherwise herein set out.

Grantor further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to said land to Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this warranty deed to be executed this 4th day of March, 1993.

93 NOV 12 AM 9:21 FELIX Z. ROBINSON REGISTER DAVIDSON COUNTY, TN.

84917 IDENTIFICATION REFERENCE

PICK-UP

Virginia W. Crenshaw
VIRGINIA W. CRENSHAW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 84,500.00.

Virginia W. Crenshaw
Affiant

Subscribed and sworn to before me this 4th day of March, 1993.

My Commission Expires: May 28 1995 Shawn R. Swingart
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

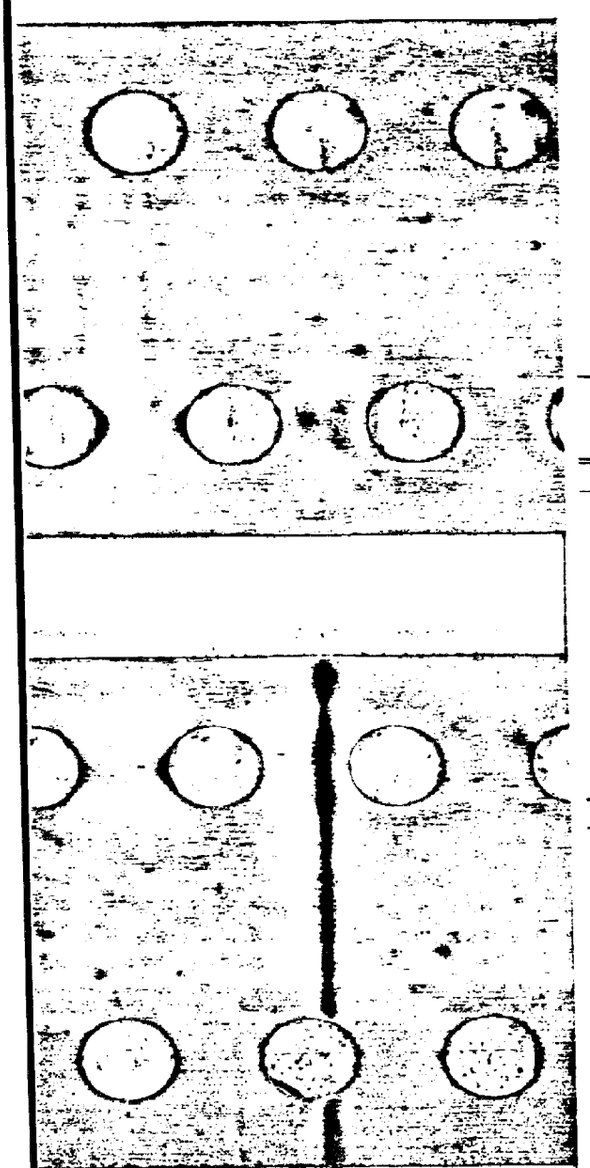
Personally appeared before me, Shawn R. Swingart, a Notary Public in and for said County and State, the within named Virginia W. Crenshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 4th day of March, 1993.

Shawn R. Swingart
Notary Public

My Commission Expires: May 28, 1995

93 NOV 12 AM 10:03 CHECK 321.65



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

RECEIVED OF _____

FOR _____

BOOK 9149 PAGE 457

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 84500.00
CON TX 312.65
PRFEE 1.00
WDEED 8.00
TOTAL 321.65
CHECK 321.65

11/12/93 01 09:21 0001 7502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84917
IDENTIFICATION REFERENCE

93 NOV 12 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 721292