SPECIAL WARRANTY DEED

This instrument prepared by:
Richard H. Frank, Jr.
1102 Seventeenth Avenue South
Suite 300
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Jean Frank Massey
Affiant

Subscribed and sworn to before me, this 20 day of May, 1994.

C W Robertson
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE
MY COMMISSION EXP. JULY 22, 1995

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Jean Frank Massey 1231 Brentwood Pointe Brentwood, TN 37027	SAME	171-00-0 -046.00

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Richard H. Frank, Jr., Executor of the estate of Richard H. Frank, Sr., deceased, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jean Frank Massey, unmarried, hereinafter called the Grantee, her heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being a portion of Lot No. 45 on the map of R.W. Bratton & Company's Brentwood Gardens Subdivision of the property of John P. Frank, not of record, described according to a copy of a survey thereof made November, 1934, by W.B. Southgate, Surveyor, as follows:

Beginning at a point in the westerly margin of Valley View Road, the common corner of Lots No. 46 and 45; thence with the common line between said lots westerly 436.5 feet to a point, being the common corner of Lots No. 46 and 45; thence southerly along the westerly margin of Lot No. 45, 25 feet to a point; thence easterly parallel to the common boundary of Lots No. 45 and 46 to a point in the westerly margin of Valley View Road; thence with the margin of said road northerly 25 feet to the point of beginning.

Being a portion of the same property conveyed to Richard H. Frank, Trustee by Deed of Curtis B. Hailey, Trustee, of record in Book 1349, Page 66, Register's Office for Davidson County, Tennessee, the said Richard H. Frank having died on September 23, 1993.

This is unimproved property.

This transfer is made to satisfy a bequest in the Last Will and Testament of Richard H. Frank.

Richard Frank, Jr. and Jean Frank Massey join in this instrument, as the sole heirs and beneficiaries of the said Richard H. Frank, deceased, for the purpose of conveying their interest, as such, in the property.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that he is lawfully seized and possessed of said land in fee simple has a good right to convey it, and the same is unencumbered. Grantor does further covenant and bind himself, his successors and representatives, and in his capacity as Executor of the Estate of Richard H. Frank, and not otherwise, to warrant and forever defend the title to said land to said Grantee her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS our hands this 20 day of May, 1994.

94 MAY 25 AM 8:43
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

53828
IDENTIF. & REFERENCE

Richard H. Frank, Jr., Individually and as Executor of the Estate of Richard H. Frank, Sr., in his capacity as such and not further or otherwise

Jean Frank Massey
Jean Frank Massey

As sole heirs and beneficiaries of the Estate of Richard H. Frank for the purpose of releasing to the Grantee any and all claims which they may have, as such heirs and beneficiaries in the property conveyed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Richard H. Frank, Jr., individually and as Executor of the Estate of Richard H. Frank, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he as such Executor, executed the foregoing instrument for the purpose therein contained.

Witness my hand, in Nashville, Tennessee, this 20 day of May, 1994.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE
MY COMMISSION EXP. JULY 22 19[illegible]

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Jean Frank Massey, with whom I am personally acquainted (or proved to me on the basis of

satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, in Nashville, Tennessee, this 20 day of May, 1994.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE
MY COMMISSION EXP. JULY 22,1995

[c:\chris/rf/massey.wd]

0143 05/25 0101 03CHECK 12.00