This Instrument Prepared From
Information Furnished By The Parties

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10338 PG 73

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **January, 1997, by and between PAUL MOSS, JR., UNMARRIED, Grantor, and RICHELL H. FONTANA, Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, PAUL MOSS, JR., UNMARRIED, herein referred to as Grantor, has this day bargained, sold and does hereby transfer and convey unto the said RICHELL H. FONTANA, herein referred to as Grantee, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 1105 CINDERELLA STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantor further covenants and binds himself, his/her successors, heirs and representatives, to warrant forever defend the title to said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Paul Moss Jr. by His Attorney In Fact

PAUL MOSS, JR., Signature of Seller

97 JAN 31 PM 4:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0269093
IDENTIFICATION REFERENCE

BOOK 10336 PG 74

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **30th** day of **January, 1997** before me personally appeared **WAYNE MOSS**, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **PAUL MOSS, JR.**, and acknowledged that he/she executed the same as the free act and deed of said **WAYNE MOSS**.

Witness my hand, at office, this **30th** day of **January, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2001

Name and Address of Property Owner:

RICHELL H. FONTANA
1105 CINDERELLA STREET
MADISON, TN 37115

Property Address:

1105 CINDERELLA STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Parcel #: MAP 052-09, PARCEL 054.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $38316.09, which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **January, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2001

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of the Subdivision of Lots 20, 21, 24 and 25 in the Plan of Montague Subdivision, as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 94 feet on the east side of Cinderella Street and extends back between parallel lines 125 feet to a dead line.

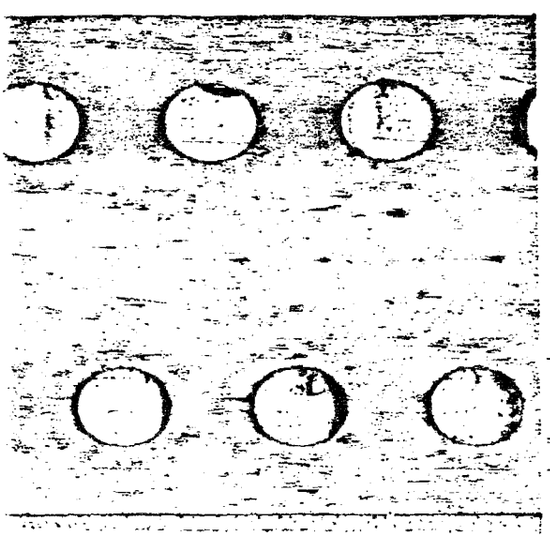
BEING the same property conveyed to PAUL MOSS, JR., UNMARRIED and wife, Peggy A. Moss, by Installment Deed from WILLIAM I. AND DOROTHY D. BEATY, of record in Book 6776, page 895, Register's Office for DAVIDSON County, Tennessee. The said Peggy A. Moss having since died, the property vests by operation of law in her surviving spouse, Paul Moss, Jr., the Grantor herein.

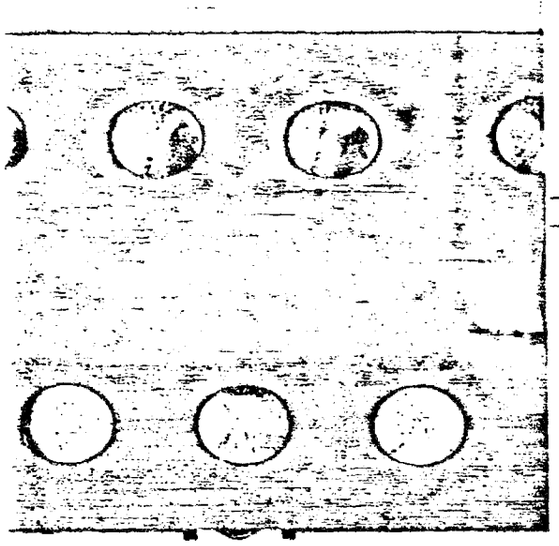
EXHIBIT 'B'

1. All real property taxes for the years 1995, 1996 and all subsequent years although the same are not yet due and payable (MAP 052-09, PARCEL 054.00, 0).

2. All matters set forth on the Plan of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

0121 01/31 0101 03CHECK 154.77





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

RECEIVED OF _____

FOR _____

BOOK 10336 PG 76

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
				MAMT 38316.09

VOID

MAMT 38316.09-
CAMT 38316.09
CON TX 141.77
PRFEE 1.00
WDEED 12.00
TOTAL 154.77
CHECK 154.77

01/31/97 01 16:23 0001 0121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269093
IDENTIF. & REFERENCE

97 JAN 31 PM 4:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112578