BOOK 11455 PG 745

This Instrument was prepared By:

Carolyn F. Piphus
Attorney at Law
SMITH & HIRSCH
619 Woodland Street
Nashville, TN 37206

The Name and Address of the new owner(s) are:

Carl Massaro
902 Villa Place
Nashville, Tennessee 37212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Thousand Dollars ($20,000.00), cash in hand paid, by Carl Massaro hereinafter referred to as GRANTEE, and other good and valuable considerations, receipt of which is hereby acknowledged, Myrtle Simmons Russell, hereinafter referred to as GRANTOR has this day bargained and sold, and by these presents does hereby sell, transfer, convey and deed unto Carl Massaro, his heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Map #59-11 Parcel #108

Being Lot No. 453 on the Plan of Sec. III, Haynes Manor, as of record in Book 4175, page 11, Register's Office for said County, and described as follows:

Beginning at a point in the northeasterly margin of Woodward Drive, at the common corner of Lots 453 and 454; thence with the line between said lots, easterly 108 feet to a point; thence southwesterly 110 feet to a point in the northeasterly margin of Cravath Drive; thence with the same, northwesterly 83 feet to the beginning of a curve; thence around said curve, northwesterly 39.27 feet to a point in the northeasterly margin of Woodward Drive; thence with the same, northerly 85 feet to the point of beginning.

Being the same property conveyed to Myrtle Simmons Russell by deed from Cumberland Builders, Incorporated, as of record in Book 4357, page 605, said Register's Office of Davidson County, 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 GRANTEE, his heirs and assigns, forever, And I do covenant with the said GRANTEE that I am lawfully seized and possessed of the said land in fee simple; have a good and perfect right to convey the same, and the same is free and clear of all encumbrances, unless otherwise herein set out. And I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said real land to the said GRANTEE, his 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by her duly authorized attorneys in fact on, this the 15th day of May, 1997.

Thomas B. Russell (Attorney in fact)

Michael A. Russell (Attorney in fact)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Renard Hirsch, Sr., a Notary Public, in and for the said State and County, Thomas B. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact, acting on behalf of his mother, Myrtle Simmons Russell, the within named bargainor, and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this the 15th day of May, 1997.

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 18, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Renard Hirsch, Sr., a Notary Public, in and for the said State and County, Michael A. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact, acting on behalf of his grandmother, Myrtle Simmons Russell, the within named bargainor, and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this the 15th day of May, 1997.

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 18, 1999

BOOK 10455 PG 747

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $20,000.00. Subscribed and sworn before me, this 15th day of May, 1997.

Thomas B. Russell
AFFIANT

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 18, 1999

MAIL TAX BILLS TO: Carl Massaro
902 Villa Place
Nashville, TN 37212

MAIL ENV.

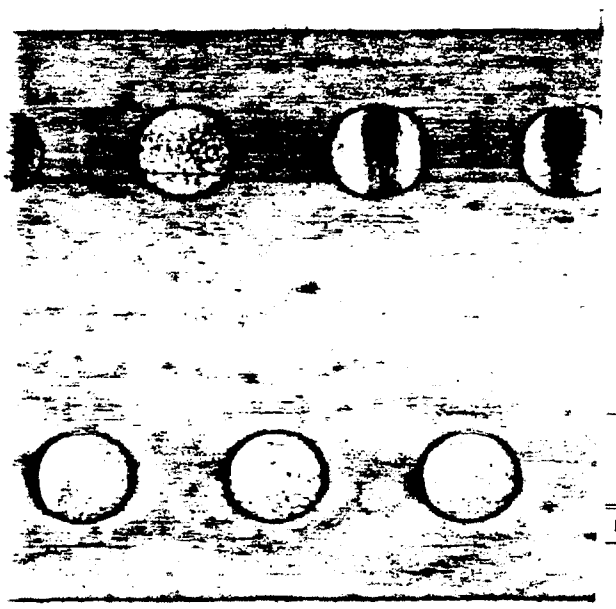
97 MAY 15 PM 3:46

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03053711

1532 05/15 0101 05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

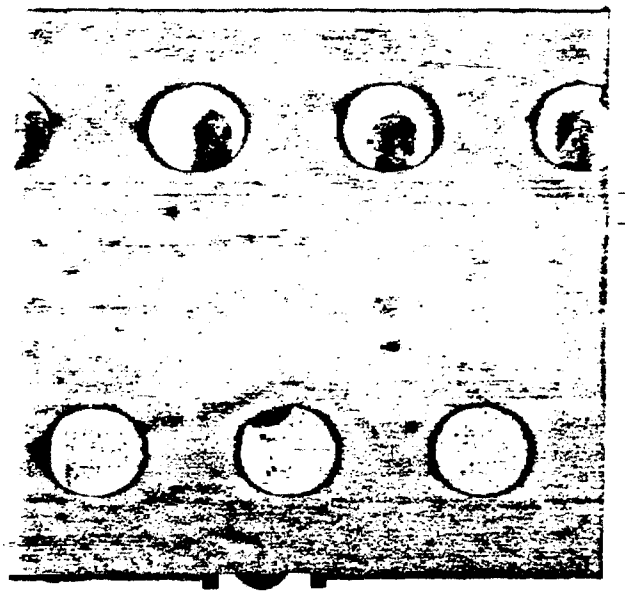
RECEIVED OF _____

FOR _____

BOOK 10455 PG 748

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
TOTAL 87.00
CHECK 87.00

05/15/97 01 15:53 0001 1532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305371
IDENTIF. REFERENCE

97 MAY 15 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1151550