BOOK 10803 PG 942

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:

Johnnie R. Randolph
3844 Woodward Drive
Nashville, Tennessee

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand Dollars ($110,000.00), cash in hand paid, by Johnnie R. Randolph hereinafter referred to as GRANTEE, and other good and valuable considerations, receipt of which is hereby acknowledged, Carl Massaro, hereinafter referred to as GRANTOR, has this day bargained and sold, and by these presents does hereby sell, transfer, convey and deed unto Johnnie R. Randolph, her 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/Parcel #59-11 Parcel 108

Being Lot No. 453 on the Plan of Sec. III, Haynes Manor, as of record 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 Carl Massaro by deed from Myrtle Simmons Russell, of record in Book 10455, page 745, said Register's Office of Davidson County, Tennessee.

This is improved property known as 3844 Woodward Drive, 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 GRANTEE, her 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, her 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 have caused this instrument to be executed, this the 18TH day of FEBRUARY, 1998.

Lori Evans (Attorney in fact)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JUDY BERNAL, a Notary Public, in and for the said State and County, Lori Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in fact, acting on behalf of her husband, Carl Massaro, the within named bargainer, and is authorized by him to execute this document on his behalf.

Witness my hand, at office, this the 18TH day of FEBRUARY, 1998.

NOTARY PUBLIC

JUDY BERNAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4269 02/23 0101 CHECK 416.00

The actual consideration or value whichever is greater, for this transfer is $110,000.00. Subscribed and sworn before me, this 18TH day of FEBRUARY, 1998.

AFFIANT

NOTARY PUBLIC

JUDY BERNAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/18/99

0403372

IDENTIF. & REFERENCE

99 FEB 23 AM 10:17

MAIL TAX BILLS TO: Johnnie R. Randolph
3844 Woodward Drive
Nashville, TN

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

RECEIVED OF _____

FOR _____ BOOK 10803 PG 944

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

CHRT
110000.00
CON TX 407.00
PRFEE 1.00
MTGFEE 3.00
TOTAL 411.00
CHECK 411.00
02/23/98 01 10:16 0001 02:9

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403372
RECEIPT & REFERENCE

98 FEB 23 AM 10:

No.1256757