BOOK 10959 PG 93

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]
The actual consideration or value, which ever is greater, for this transfer, is $21,100.00.

Affiant

Subscribed and sworn to before me on this 1st day of June, 1998.

Notary Public
My commission expires: 5-30-99

This Instrument prepared by:
Steven B. McCloud, Attorney At Law
United Artists Tower
50 Music Square West, Ste. 700C
Nashville, Tennessee 37203

98 JUN -3 PM 1:51

04153 53

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Mark Phillip Singer 4924 Buena Vista Pike Nashville, Tennessee 37218	Same	59-146

5224 06/03 0101 03CHECK 87.07

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which s hereby acknowledged, John Daniel Singer, Executor of the Estate of Charles H. Singer, Jr., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mark Phillip Singer, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by E.L. Miller, Jr., and Company dated October 28, 1967, as follows:

Beginning at an iron pin being the southwest corner of the property conveyed to Ernest C. O'Brien of record in Book 3538, page 511, said Register's Office; thence with said O'Brien's western boundary line north 24° 10' west 175'; thence south 72° 20' west 929.7 feet; thence south 18° 00' east 175 feet; thence north 72° 10' east 948 feet to the beginning containing 3.77 acres, more or less.

Being the same property conveyed to C. H. Singer and wife, Louise Singer, by deed from R.B. Beal and wife, Elizabeth C. Beal, of record in Book 4189, page 767, Register's Office of Davidson County, Tennessee.

There has been no independent examination of public record.

This conveyance is made subject to:
1. 1998 taxes, which have been prorated and assumed by Grantee.
2. An easement to construct, operate and maintain a pipe line with rights of ingress and egress thereto granted Tennessee Natural Gas Lines, Inc., by R.B. Beal and wife, by instrument dated October 31, 1945, filed November 13, 1945, and recorded in Book 1334, page 116, Register's Office for said County.

This is unimproved property, commonly known as 4927 Buena Vista Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest belonging to said Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with said Grantee that the Estate of Charles H. Singer, Jr. is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the restrictions of record and the 1998 property taxes which are not yet due and payable. Grantor does further covenant and bind the Estate of Charles H. Singer, Jr., to warrant and forever defend the title to said land to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1 day of June, 1998

John Daniel Singer, Executor

John Daniel Singer,
Executor of the Estate of Charles H. Singer, Jr.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Steven B. McCloud, a Notary Public in and for said County and State, the within named John Daniel Singer, Executor for the Estate of Charles H. Singer, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1998.

Steven McCloud

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 5-30-99.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10959 PG 95

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 21100.00
CON TX 78.07
PRFEE 1.00
WDEED 8.00
TOTAL 87.07
CHECK 87.07

06/03/98 01 09:53 0001 5224

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0445353

IDENTIFICATION REFERENCE

98 JUN-3 AM 9:51

No. 1301149