STATE OF TENNESSEE]
COUNTY OF DAVIDSON]
The actual consideration or value, which ever is greater, for this transfer, is $26,900.00.

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 AM 9:52

04153541

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Mark Phillip Singer 4924 Buena Vista Pike Nashville, Tennessee 37218	Same	59-142

5225 06/03 0101 03CHECK 108.53

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:

> A tract of land in the 13th Civil District of said County and State, described according to a survey by Geo. W. Watkins, Surveyor, February 4, 1967, as follows:
>
> Beginning at a point on the westerly margin of Buena Vista Pike, said point being south 18° east 200 feet from the southeast corner of the property conveyed to Albert M. Storey and wife, of record in Book 3161, page 47, Register's Office for said County; thence south 71° 15' west 250 feet to a post; thence north 18° west 300 feet; thence south 71° 15' west 650 feet; thence south 18° east 300 feet; thence north 71° 15' east 600 feet; thence south 18° east 100 feet; thence north 71° 15' east 300 feet to the westerly margin of Buena Vista Pike; thence with the same north 18° west 100 feet to the beginning, containing 5.16 acres, more or less.
>
> Being the same property conveyed to Charles H. Singer and wife, Louise J. Singer, by deed from Patrick Singer and wife, Rita Geist Singer, of record in Book 5630, page 670, 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 granted to Tennessee Natural Gas Lines, Inc., as set out in Book 1357, Page 396, Register's Office for said County.
3. A gas line easement across northwest corner of premises and fence line encroachment in southwest corner as shown on survey made by Geo. W. Watkins, Surveyor, February 4, 1967.

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]

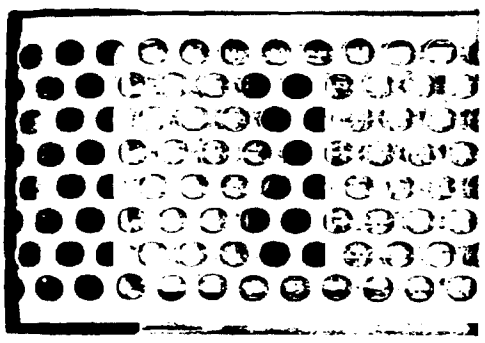
Personally appeared before me, Steven B. McCloud, a Notary Public in and for said County and State, the within named John Daniel Singer, Executor for the Estate of Charles H. Singer, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes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

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

Steven McCloud

Notary Public

My Commission Expires: 5-30-99.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

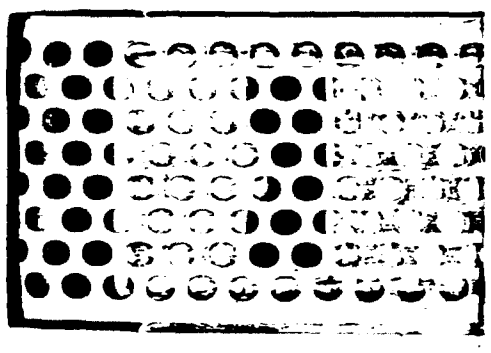
FOR _____

BOOK 10959 PG 98

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 26900.00
				CON TX 99.53
				PRFEE 1.00
				WDEED 8.00
				TOTAL 108.53
				CHECK 108.53
06/03/98	01			09:53 0001 5225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0445354

IDENTIF. # REFERENCE

98 JUN -3 AM 9:52

No. 1301150