0447547

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 JUN -8 PM 1:37

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 39951
Dav. Co. File: Box 8

BOOK 10967 PG 129

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ralph R. Mastrangelo Penny D. Mastrangelo 200 Hicks Road Nashville, TN 37221	Suntrust Bank, Nashville, N.A. P.O. Box 305110/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 142-89

WARRANTY DEED

[Corporate]

FOR AND IN CONSIDERATION of the sum of **$ 261,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Woodside, L.L.C.**, a Tennessee corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ralph R. Mastrangelo and spouse, Penny D. Mastrangelo,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Woodside Subdivision of record in Plat Book 9700, page 435, said Register's Office.

SAID Lot No. 8 fronts 77.56 feet on the northeasterly margin of Hicks Road and extends back 385.62 feet on the northwesterly line and 374.44 feet on the southeasterly line to a dead line in the rear, measuring 47.00 feet thereon.

SUBJECT to and together with a 28 foot easement for access to be recorded simultaneously herewith.

BEING part of the same property conveyed to Ayers-North America, LLC, a Tennessee Limited Liability Company, by Haury & Smith, Contractors, Inc., of record in Book 9541, page 84, said Register's Office. By Quitclaim Deed of record in Book 10423, page 298, said Register's Office, the said Ayers-North America, LLC, a Tennessee Limited Liability Company, conveyed its interest in subject property to Woodside, LLC, a Tennessee Limited Liability Company.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 435, said Register's Office, which Plan shows minimum building setback lines to be determined by Metropolitan Zoning Ordinances together with a designated building site and sewer easement along the front line(s).

Grant of Easement

As part of the consideration for this transfer, Grantor has bargained and sold and does hereby transfer and convey to Grantee, Grantee's heirs and assigns, an appurtenant easement for the encroachment of the driveway serving said property upon adjoining Lot 9, which is also owned

by Grantor. The easement is for the encroachment as shown on the Mortgage Loan Inspection by John Kohl & Co., P.C., dated May 27, 1998, a copy of said Mortgage Loan Inspection being attached hereto as Exhibit "A" and incorporated herein by this reference. Said easement shall run with the land.

This is improved property, known as: 200 Hicks Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of June, 1998.

Woodside, L.L.C.

By: _____
Title: Chief Manager

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Mohsen Malakouti with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chief Manager (or other officer authorized to execute this instrument) of Woodside, L.L.C., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 4th day of June, 1998.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

_____
Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 261500.00

_____
Affiant

Sworn and subscribed before me on the 4th day of June, 1998.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

_____
Notary Public

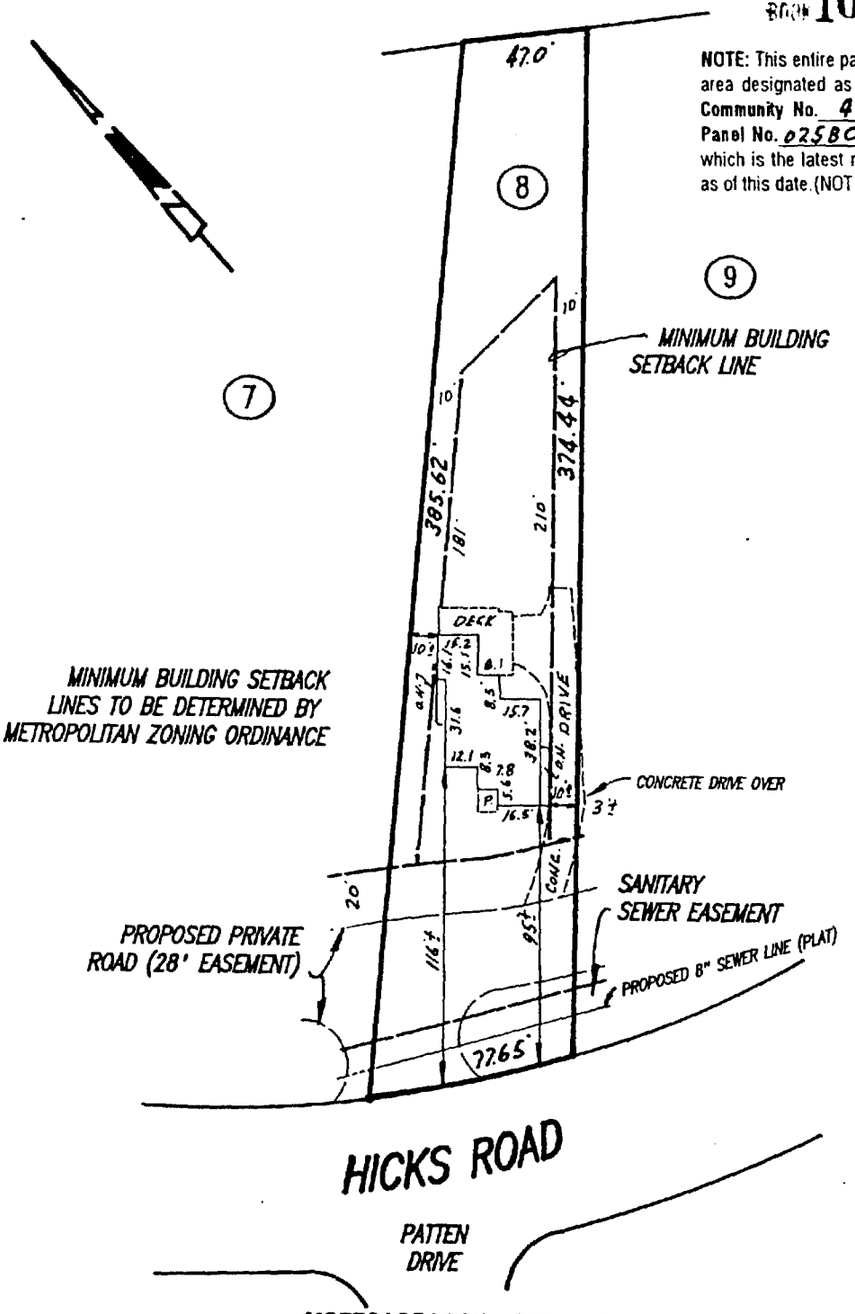
My Commission Expires:

7560 06/04/98 03CHECK 980-55

Wldoc: Deed Wty-Corp—12/92

EXHIBIT "A"

BOOK 10967 PG 131



NOTE: This entire parcel is located in an area designated as "Zone X" on NFIP Community No. 470040, Panel No. 0258C, Dated: 6-2-93, which is the latest map received by us as of this date. (NOT IN 500 YR. FLOOD)

MORTGAGE LOAN INSPECTION

OWNER: RALPH & PENNY MASTRANGELO

SCALE: 1" = 60' DATE: MAY 27, 1998

PROPERTY LOCATED: 200 HICKS ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT NO. 8 ON THE PLAN OF
WOODSIDE SUBDIVISION

RECORDED: BOOK 9700 – PAGE 435 – R.O.D.C.

FILE NO. 34316

This MORTGAGE LOAN INSPECTION should not be represented to be a general property survey as defined under Rule 0820-3-.07. It is a limited nonmonumented survey done under the authority of TCA 62-18-126 for the use of the lender. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

By: _____

SIGNED: JOHN KOHL & COMPANY, P.C.

© 1998 John Kohl & Co., P. C.

LESLIE FLOWERS REGISTERED LAND SURVEYOR TENNESSEE No. 1858

JOHN KOHL & COMPANY, P.C. • 400 7th Ave. S., Nashville, TN 37203 • (615) 255-3535

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10967 PG 132

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	
				261500.00
			CON TX	967.55
			PRFEE	1.00
			WDEED	12.00
			TOTAL	980.55
			CHECK	980.55
06/08/98	01	13:40	0001	7560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0447547

IDENTIF. ↑ REFERENCE

98 JUN -8 PM 1:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1303454