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THIS INSTRUMENT PREPARED BY:

Benjamin M. Sensing, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 165,000.00.

Affiant

Subscribed and sworn to before me this 26 day of February, 1999.

Notary Public

My Commission Expires:
April 21/99

ADDRESS OF NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NO.
James M. Tarpy, Trustee, RASTrust 29 Music Square East Nashville, TN 37213 c/o Lura Bainbridge Real Estate	Same	Map: 104-8 Parcel: 102

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, SETSUKO SIMONS, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto JAMES M. TARPY, Trustee for the RASTrust ("Grantee"), with full power to sell, mortgage, transfer, convey and assign without the necessity of the joinder of any beneficiary, and the heirs, representatives, successors and assigns of Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See attached Exhibit A

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever.

Grantor further covenants and binds herself, her representatives, successors and assigns to warrant and forever defend the title to said real estate to Grantee, the heirs, representatives, successors and assigns of Grantee, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit B attached hereto). All exhibits referred to herein are attached hereto and incorporated herein by reference. 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, Grantor has caused this Warranty Deed to be executed on the 24 th day of February, 1999.

B A Waymack

BARBARA ANNE WAYMACK
Attorney in Fact for SETSUKO SIMONS
(BAW)

DISTRICT OF COLUMBIA)

CITY OF WASHINGTON)

Personally appeared before me, Barbara Anne Waymack, Attorney in Fact for Setsuko Simons, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of February, 1999.

Paulette M. Griggs

Notary Public

My Commission Expires: 7/14/01

PAULETTE M. GRIGGS NOTARY PUBLIC DISTRICT OF COLUMBIA

EXHIBIT A

Description of the Real Property

Land in Davidson County, Tennessee being the Northerly 18.4 feet of the Easterly 73 feet of Lot #3 on the map of Mrs. P. J. Tinsley's addition to Nashville, as of record in Book 421, page 91, Register's Office for said County. Said part of Lot #3 is described as follows:

Beginning on the Westerly margin of 21st Avenue, South, formerly Hillsboro Pike, at the corner of lots 2 and 3; thence with the line between said lots Westwardly 73 feet to the East wall of Hillsboro Theatre; thence Southwardly and parallel with the Westerly margin of 21st Avenue, South, 18.4 feet to the center of a party wall thence with same, Eastwardly 73 feet to the Westerly margin of 21st Avenue, South; thence with same, northwardly 81.4 feet to the beginning. Said property being presently known as 1711 21st Avenue, South, Nashville, Tennessee.

Together with all the rights and easements for party wall as set forth in the deed of record in Book 660, page 105, and agreement of record in Book 660, page 103, said Register's Office.

Being the same property conveyed to Henry A. Simons by deed from Mary B. P. Simons, of record in Book 2332, page 113, Register's Office for Davidson County, Tennessee, the said Henry A. Simons having since died and all right, title and interest of the said Henry A. Simons in the property having been devised to his wife, Setsuko Simons, by Last Will and Testament filed in the Surrogate Court of the County of Westchester, State of New York, on December 20, 1989.

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EXHIBIT B

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. 1999 Metropolitan Government taxes – a lien but not yet due and payable. (Field Book No. 24W 02935; Map 104-8, Parcel 102).

3. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements, as set forth in the agreement of record in Book 660, page 103 and the deed of record in Book 660, page 105, said Register's Office.

0556091
IDENTIF. & REFERENCE
99 MAR -3 PM 4:03
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11366 PG. 315

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0556091
IDENTIF. ↑ REFERENCE

99 MAR -3 PM 4:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	165000.00
CON TX	610.50
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	629.50
CHECK	629.50

03/03/99 01 16:01 0001 3307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432489