THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 87,500.00

Affiant

Subscribed and sworn to before me, this 21st day of January, 1999

Notary Public

My Commission Expires: 9. 29. 2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CARL MASSARO 1401 Villa Place Nashville, Tennessee 37212	Carl Massaro 1004 Villa Place Nashville, TN 37212	MAP 104-8 PARCEL 385

Instr:200001270008830 Page: 1 OF 3
REC'D FOR REC 01/27/2000 10:53:17AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $323.75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 87,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , LEWIS S. FORT, married, and THELMA THOMAS JOHNSON, unmarried hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto CARL MASSARO, MARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

GLORIA SANGSTER-FORT, spouse of Lewis S. Fort, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1401 Villa Place, Nashville, Tennessee 37212

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___, his heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of O.B. Hayes Plan of Large Lots called Rokeby Place of record in Book 21 , page 84 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves , their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of January, 1999.

Lewis S. Fort
LEWIS S. FORT

Thelma Thomas Johnson
THELMA THOMAS JOHNSON

Gloria Sangster Fort
GLORIA SANGSTER-FORT
by Lewis S. Fort

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEWIS S. FORT, married, and THELMA THOMAS JOHNSON, unmarried, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of January, 1999.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared LEWIS S. FORT to me known to be the person who executed the foregoing instrument in behalf of GLORIA SANGSTER-FORT and acknowledged that he executed the same as the free act and deed of the said GLORIA SANGSTER-FORT.

WITNESS my hand and seal this 21st day of January, 2000.

Mitchell A Watts
Notary Public

My commission expires: 9/29/01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT "A"

LEGAL DESCRIPTION

1401 Villa Place
Nashville, Tennessee

BEING part of Lot No. 41 on the Map of O. B. Hayes Plan of Large Lots, called Rokeby Place, as of record in Book 21, page 84, Register's Office for Davidson County, Tennessee, described according to a survey of Barge, Waggoner and Sumner, dated May 29, 1970, as revised July 23, 1970, as follows:

BEGINNING at an iron pin in the westerly margin of Villa Place at the entrance to Horton Avenue; thence with the margin of said Villa Place, South 9 deg. 09 min. West, 29.58 feet to an iron pin; thence leaving said Place, North 81 deg. 38 min. West, 144.0 feet to an iron pin in the easterly margin of Alley No. 438; thence with the same, North 9 deg. 09 min. East 34.31 feet to an iron pin in the beginning of a curve; thence around said curve, northeasterly 23.25 feet to an iron pin in the southerly margin of Horton Avenue; thence with the margin of the same, South 82 deg. 02 min. East, 108.9 feet to an iron pin in the beginning of a curve; thence around said curve, southeasterly 31.83 feet to the point of beginning.

BEING the same property conveyed to Willie L. Thomas by deed from The Nashville Housing Authority of record in Book 4478, page 764, Register's Office for Davidson County, Tennessee; the said Willie L. Thomas having since died testate devising the subject property to Thelma Thomas Johnson and Helen Thomas Fort, as tenants in common, by Last Will and Testament of Mrs. Willie L. Thomas of record in Will Book 144, page 443, Probate Court Clerk's Office for Davidson County, Tennessee; the said Helen Thomas Fort having since died testate devising her interest in subject property to Lewis S. Fort by Last Will and Testament of Mrs. Helen Thomas Fort of record in Will Book 230, page 205, 7th Circuit Court (Probate Division) for Davidson County, Tennessee.