THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Instr:200003270030228 Page: 1 OF 3
REC'D FOR REC 03/27/2000 8:27:19AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

PATRICIA A. RICHARDS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 17th day of March, 2000.

Notary Public

My Commission Expires: 1-25-03

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN ($***10.00) DOLLARS, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an undivided one-half interest in each party Joint With Rights of Survivorship,

I, CARL MASSARO, for the express purpose of creating an undivided one-half interest Joint with Rights of Survivorship in CARL MASSARO and wife, LORI L. EVANS, by these presents do hereby quitclaim and convey unto MITCHELL A. WATTS, Trustee, his successors and assigns, all right, title and interest that I may have in the following described tract or parcel of land, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING the same property conveyed to Carl Massaro, married, by deed from Lewis S. Fort, married, and Thelma Thomas Johnson, unmarried, of record as Instrument Number 200001270008830, Register's Office for Davidson County, Tennessee.

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

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said MITCHELL A. WATTS, as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto CARL MASSARO and LORI L. EVANS, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns, all right, title and interest that I, as Trustee, may have in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this 17th day of March, 2000.

CARL MASSARO 3/17/00

MITCHELL A. WATTS, Trustee

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 CARL MASSARO, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17th day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 1-25-03

PATRICIA A. RICHARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MITCHELL A. WATTS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 1-25-03

PATRICIA A. RICHARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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.