Instr:200003300031862 Page: 1 OF 3
REC'D FOR REC 03/30/2000 11:20:40AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $222.00

This Instrument Prepared By:

Carolyn Piphus, Attorney
SMITH & HIRSCH
Attorneys At Law
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
615-242-5003

The Name and Address of the new owners are:

Carl Massaro and wife, Lori L. Evans
1004 Villa Place
Nashville, Tennessee 37212

Map/Parcel: 105-01-0-130.00

PICK-UP

WARRANTY DEED

This Warranty Deed made on this the 27th day of March, 2000, between Thomas B. Russell, a resident of Cincinnati, Ohio, and Myrtle S. Russell (by and through Thomas B. Russell and Michael A. Russell, her attorneys-in-fact pursuant to a Power of Attorney recorded in Book 10455, page 741, in the Davidson County Register of Deeds Office), hereinafter referred to as GRANTORS, and Carl P. Massaro and wife, Lori L. Evans of Davidson County, Tennessee hereinafter referred to as GRANTEES.

WITNESSETH:

That for and in consideration of Sixty Thousand and No/100 ($60,000.00) and other good and valuable consideration, paid by the GRANTEES to the GRANTORS, receipt of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell, convey, remise, release and transfer to the GRANTEES, their successors and assigns all rights, title, interest, claim or demand of GRANTORS in a certain tract or parcel of land lying and being in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee being Not No. 1 on the Plan of Edgehill Estates, Section 83, of record in Book 4715, Page 150, said Register's Office to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Theodore R. Russell and wife, Myrtle Russell for life with remainder to Thomas Russell and Wallace Russell by deed from Theodore R. Russell recorded in Book 7468, page 768, said Register's Office. Theodore R. Russell having since died. Wallace Russell having conveyed his interest in said property to Thomas B. Russell by quitclaim deed of record as instrument No. 20000330003 1861, Register's Office for Davidson County, Tennessee. Thomas Russell and Thomas B. Russell being one and the same person. Myrtle Russell and Myrtle S. Russell being one and the same person.
>
> This is improved property known as 1006 Villa Place, Nashville, Tennessee 37212. This property is conveyed subject to Matters shown on the Plan of record in Book 4715, page 150, said Register's Office and Restrictive Covenants contained in instrument of record in Book 4220, page 723, said Register's Office
>
> This conveyance is made to the GRANTEES, their heirs, successors and assigns.

To have and to hold said tract or parcel of land, together with all privileges and appurtenances thereto belonging to the said GRANTEES and their successors and assigns in fee simple forever.

GRANTORS covenant that they are seized of said land in fee and have the right to convey the same in fee simple; that the same is free and clear of all encumbrances, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said GRANTORS have executed this deed on the date first written above.

Thomas B. Russell

Thomas B. Russell

Myrtle S Russell by Thomas B. Russell

Myrtle S. Russell, by and through Thomas B. Russell her attorney-in-fact

MYRTLE S. RUSSELL BY MICHAEL A.

Myrtle S. Russell, by and through Michael A. Russell her attorney-in-fact

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

Witness our hand and seal, at office in Nashville, Tennessee, this 27th day of March, 2000.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: July 26, 2003

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 **Thomas B. Russell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, by signing the name of **Myrtle S. Russell** by himself as her attorney-in-fact.

Witness our hand and seal, at office in Nashville, Tennessee, this 27th day of March, 2000.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: July 26, 2003

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 **Michael A. Russell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, by signing the name of **Myrtle S. Russell** by himself her attorney-in-fact.

Witness our hand and seal, at office in Nashville, Tennessee, this 20th day of March, 2000.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: July 26, 2003

The actual Consideration or value of this transfer, whichever is greater, is $60,000.00.

Lori L. Evans
Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Subscribed and sworn to before me this 27th day of March, 2000.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: July 26, 2003