BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of December, 2001.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires:

My Commission Expires

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/14/01 12:41 3pgs
Fees:18.00 Taxes:440.30

20011214-0138424

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carl P. Massaro
1215 Villa Place
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 104-8-241

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kim Tribble and wife, Patti L. Tribble, and Tom L. Long,** hereinafter referred to as Grantors, hereby transfer and convey to **Carl P. Massaro and Lori L. Evans, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being part of No. 29 on the Plan of Plan of O.B. Hayes Large Lots, called Rokeby, as of record in Book 21, page 87 Register's Office for said County, and described according to a mortgage loan inspection made by John Kohl & Company, P.C., dated 03/01/96, License No. 100, whose address is 400 7th Ave. S., Nashville, TN 37203, as follows:

Beginning at a point in the westerly margin of Villa Place 385 feet south of the south margin of Edgehill Avenue, being the southwest corner of the property conveyed to White Way Laundry Company by deed from Vanderbilt University as of record in Book 1079, page 435 said Register's Office thence with said company's southerly line westerly 150 feet to the easterly margin of an alley thence with the right angles easterly 150 feet to the westerly margin of Villa Place; thence with the margin of same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Kim Tribble and wife, Patti L. Tribble and Tom L. Long, as Tenants in Common by Warranty Deed from Susan Garrabrant and husband, Thomas Garrabrant, of record in Book 9974, Page 75, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2001 are a lien, not currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1215 Villa Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 13th day of December, 2001.

Kim Tribble

Patti L. Tribble

Tom L. Long

Belinda Long By Tom L. Long 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 Kim Tribble and wife, and Patti L. Tribble, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2001.

Notary Public

A. SCOTT HUDDARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires

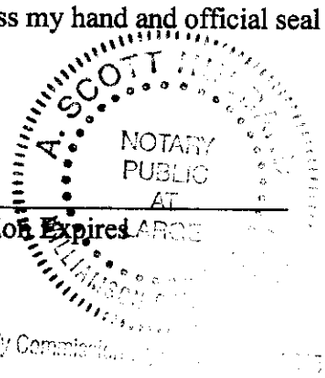
My Commission Expires: [illegible] 27, 2005

04496-SH

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 Tom L. Long, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2001.



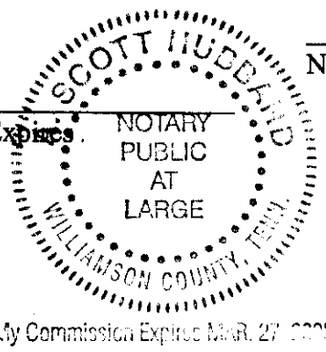
Notary Public

My Commission Expires

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 Tom L. Long, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Belinda Long and that he is authorized by Belinda Long to execute this instrument on her behalf.

Witness my hand and official seal this 13th day of December, 2001.



Notary Public

My Commission Expires

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215