Atty Title C 4B753

This Form furnished by Attorneys Title Company, Inc.

BOOK 4301 PAGE 99

Form No. WD-2

FROM

Paul Franklin Henderson and wife,
Barbara Jean Henderson

TO

Frank Messer, Sr., and wife,
Marynell Messer

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Frank Messer, Sr. (NAME)	Frank Messer, Sr. (NAME)	Map 73-13
1711 Welcome Lane (STREET ADDRESS OR ROUTE NUMBER)	1711 Welcome Lane (STREET ADDRESS)	Par. 179
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE) A 26533

IDENTIF. REFERENCE

JAN 10 12 59 PM '69

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 19,835.55 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 19 69.

Notary Public

MY COMMISSION EXPIRES: April 26, 1971

(AFFIX SEAL)

For and in Consideration of the sum of ----------

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Paul Franklin Henderson and wife, Barbara Jean Henderson, to R. Bruce Robertson, Jr., Trustee, of record in Book 3682, page 159, Register's Office for Davidson County, Tennessee, reference to said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees, We, Paul Franklin Henderson and wife, Barbara Jean Henderson

have bargained and sold, and by these presents do transfer and convey unto the said

Frank Messer, Sr., and wife, Marynell Messer

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 Lot No. 101 on the Plan of Henderson Gardens, Section Two, as of record in Book 2900, page 101, Register's Office for said County.

Said Lot No. 101 fronts 75.00 feet on the northerly side of Welcome Lane and extends back 145.1 feet on the easterly line and 149.4 feet on the westerly line to a dead line in the rear, measuring 72.0 feet thereon.

Being the same property conveyed to Paul Franklin Henderson and wife, Barbara Jean Henderson, by deed from Charles A. Wheeler, Jr., and wife, Alice Thorne Wheeler, of record in Book 3646, page 67, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3100, page 86, said Register's Office; the Plan of record in Book 2900, page 101, said Register's Office, which shows an owner's certificate, a 30 foot minimum building setback line from Welcome Lane and a 10 foot easement for public utility purposes along the rear line of said lot; and a 10 foot permanent and 10 foot temporary easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4096, page 871, Register's Office for Davidson County, Tennessee.

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This is { unimproved / improved (X) } property, known as 1711 Welcome Lane (House Number) (Street) Nashville, Tennessee 37216 P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank Messer, Sr., and wife, Marynell Messer their heirs and assigns, forever.

And we do covenant with the said Frank Messer, Sr., and wife, Marynell Messer that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as set out herein.

And We, Paul Franklin Henderson and wife, Barbara Jean Henderson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank Messer, Sr., and wife, Marynell Messer, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand a this 9th day of January 19 69

Paul Franklin Henderson

Barbara Jean Henderson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jo Conn Smith, a Notary Public in and for said County and State, the within named Paul Franklin Henderson and wife, Barbara Jean Henderson

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 19 69.

Jo Conn Smith, Notary Public.

Commission expires April 26, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires

JAN 10 68 CONV 19,835.55

JAN 10 68 STAX B* 51.48

JAN 10 68 FR'FEE B* .50

JAN 10 68 W'DEED B* 3.00 * 54.98