BOOK 4526 PAGE 680

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3009 Cleghorn Ave. Nashville, Tenn.

WARRANTY DEED
ATC-164529

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
33-7-8	Mr/Mrs John J. Messina same as below	First & Mid-South Mortgage Co. Nashville City Bank Bldg. Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
11D-40070	309 Fairbanks Road	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

AUG-67	CONV	20,000.00			
AUG-67	S'TAX		A*	52.00	
AUG-67	PR'FEE		A*	.50	
AUG-67	W'DEED		A*	4.00	* 56.50

TOMMY L. AYERS and wife, MARY M. AYERS
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN JOSEPH MESSINA and wife, SANDRA R. MESSINA

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 22 on the Plan of Blair Manor Subdivision, as of record in Book 3300, page 32, described as follows:

BEGINNING at a pointin the east margin of Fairbanks Road at the corner of Lots 21 and 22; thence with the line between said lots, easterly 272.51 feet to a point; thence northerly 183 feet to the southerly margin of Agee Road; thence with the margin of the same, westerly 199.74 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the margin of Fairbanks Road; thence with the margin of the same, southerly 151.66 feet to the point of beginning.

Being the same property conveyed to Tommy L. Ayers and wife, Mary M. Ayers, by deed from Gaines Home Building Corporation, a Tennessee corporation as of record in Book 3611, page 513.

This conveyance is made subject to restrictions of record in Book 3313, page 395 and Book 3315, page 571.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of July, 1971.

Mary M. Ayers

Tommy L. Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Tommy L. Ayers and wife, Mary M. Ayers 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, the 20th day of July, 1971.

My commission expires: July 23, 1974.

Reau E. Folk, Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

John Joseph Messina
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 19 71

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL)

Reau E. Folk, Jr.
Notary Public

B 25796

WARRANTY DEED

FROM TOMMY L. AYERS and wife,

TO JOHN JOSEPH MESSINA and wife

IDENTIF. REFERENCE

AUG 6 11 27 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in 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 _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public