ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal (NAME)	52-16
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	75
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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, receipt of which is hereby acknowledged; we;

SEP 20 CONV 22,150.00
SEP 20 S'TAX A* 57.46
SEP 20 PR'FEE A* .50
SEP 20 W'DEED A* 4.00 * 61.96

JEROME MESSINA AND WIFE, JOAN C. MESSINA

have bargained and sold, and by these presents do transfer and convey unto the said DON G. RONEY AND WIFE, PATRICIA B. RONEY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 53 on the Map of Marlin Meadows, Section IV, as of record in Book 2133, pages 66 and 67, Register's Office for said County.

Said Lot No. 53 fronts 110 feet on the southerly side of Berwick Trail and runs back 189.6 feet on the westerly line and 148.8 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 138.5 feet thereon.

Being the same property conveyed to Jerome Messina and wife, Betty Messina, by deed from Wilfred D. Workman and wife, as of record in Book 3922, page 841, said Register's Office, the said Betty Messina having since died.

This conveyance is subject to easements, restrictions, setback lines and taxes for 1973 applicable to said property.

unimproved ( )
This is improved (X) property, known as 1236 Berwick Trail, Madison, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our 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.

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.

Witness our hands this 14th day of September, 19 73.

/s/ Jerome Messina
JEROME MESSINA

/s/ Joan C. Messina
JOAN C. MESSINA

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named JEROME MESSINA AND WIFE, JOAN C. MESSINA

the bargainor, 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, TENN., this 14th day of September, 1973.

My commission expires JAN 17 1977 Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,150.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Don G. Roney
Patricia B. Roney

Sworn to and subscribed before me this 14th day of September, 1973.

My commission expires JAN 17 1977 Notary Public

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY & HOLMAN Address

First Federal Building
Nashville, Tennessee 37219

File 1st Fed

WARRANTY DEED

FROM

JEROME MESSINA AND WIFE,

JOAN C. MESSINA

TO

DON G. RONEY AND WIFE,

PATRICIA B. RONEY

C 2 4 6 9 3

IDENTIF. REFERENCE

SEP 20 3 17 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114—Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219