BOOK 1755 PAGE 587

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
(NAME)	FIRST FEDERAL SAVINGS AND LOAN (NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	FOURTH AT UNION (STREET ADDRESS)	84-11
(CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	168 Pcl

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;

JCT15P CONV 22,250.00
JCT15P S'TAX A* 57.72
JCT15P PR'FEE A* .50
JCT15P RECFEE A* 4.00 * 62.22

RALPH K. MANUS, JR. AND WIFE, AUDREY HOLLAND MANUS

have bargained and sold, and by these presents do transfer and convey unto the said BILLY A. MESSER AND WIFE, JUDITH A. MESSER

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. 215 on the Plan of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for said County.

SAID Lot No. 215 fronts 100 feet on the north side of Modena Drive and runs back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Ralph K. Manus, Jr. and wife, Audrey Holland Manus, by deed from Richard E. Parker and wife, as of record in Book 3538, page 619, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 2310 Modena Drive, Nashville, Tennessee 37214
(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 10th day of October, 1973.

RALPH K. MANUS, JR.

AUDREY HOLLAND MANUS

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STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named RALPH K. MANUS, JR. AND WIFE, AUDREY HOLLAND MANUS

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 Memphis, Tennessee, this 10 day of October, 1973.

My commission expires 3-26-77 Notary Public Nancy M. Luxtin

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 $ 22,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 15th day of October, 1973.

My commission expires Oct. 5, 1975 Notary Public

This instrument was prepared by:

Name	Address
STEPHENSON, LACKEY & HOLMAN	First Federal Building, Nashville, Tennessee 37219

WARRANTY DEED

FROM

RALPH K. MANUS, JR. AND WIFE,

AUDREY HOLLAND MANUS

TO

BILLY A. MESSER AND WIFE,

JUDITH A. MESSER

C 27835

IDENTIF. REFERENCE

OCT 15 3 09 PM '73

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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