This instrument prepared by:
Williams, Shields & Wildman, ATtys.
310 Gallatin Road, Madison, Tenn. 37115

BOOK 4908 PAGE 342

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven A. Messer	Collateral Investment Company	Map 23
(NAME) Rt. 3, Lickton Pike	(NAME) 2233 Fourth Avenue North	Parcel 68
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn. 37072	(STREET ADDRESS) Birmingham, Alabama 35203	10D 12040
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,*

cash in hand paid by Steven A. Messer, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, WILLIAM T. PITT, JR., AND WIFE, MARY INEZ PITT,

have this day bargained and sold, and do hereby transfer and convey unto the said
STEVEN A. MESSER,
his *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being land in the 10th, formerly the 22nd Civil District of said County, and described according to a loan survey prepared by T. H. Sanford, September 17, 1952, revised October 8, 1952, as follows:

Beginning in the center of Cummings Creek Road (now Lickton Road or Pike) said point being the southwest corner of the property conveyed to W. E. Lee and wife, by deed from R. H. Exum and wife, of record in Book 888, page 475, said Register's Office; thence with the center of said road, south 36° west 247.5 feet, more or less, to a point; thence along a fence line north 54° west 594 feet, more or less, to a point; thence continuing with a fence north 79.2 feet to a point; thence with a fence line south 86° east 670 feet, more or less,to the easterly margin of New Road; thence south 12° 45' west 194.7 feet, more or less, to the point of beginning.

Being the same property conveyed to William T. Pitt, Jr., and wife, Mary Inez Pitt, by deed from Joseph T. Cunningham, and wife, Ruby E. Cunningham, of record in Book 2857, page 299, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,000.00

Subscribed and sworn to before me, this the 25th day of April 19 75

My commission expires: 11/17/76 (Affix Seal)

Affiant: ✓ Steven A. Messer

Notary Public: Elaine F. Lloyd

DAVIDSON COUNTY, TENN. REAL ESTATE TRANSFER TAX

unimproved / improved X property, known as Rt. 3, Lickton Pike, Goodlettsville, Tenn. 37072
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Steven A. Messer,
his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Steven A. Messer,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 25th day of April, 19 75 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William T. Pitt, Jr.

Mary Inez Pitt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, *a Notary Public in and for said County and State,* William T. Pitt, Jr. and wife, Mary Inez Pitt,

*the within 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 Madison, *Tennessee, this* 25th *day of* April, *19*75

NOSBAY & DEANIE FLOYD NOTARY PUBLIC DAVIDSON CO. TENN.

Deanie D. Floyd *Notary Public*

Commission expires 11/17/76

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 .....

WARRANTY DEED

FROM

WILLIAM T. PITT, JR. ET UX

TO

STEVEN A. MESSER

C 96266

IDENTIF. REFERENCE

APR 30 12 52 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
Greater Nashville Escrow
and Closing Company
310 Gallatin Road South
Madison, Tennessee 37115

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

APR30 75	CONV	21,000.00			
APR30 75	S'TAX		A*	54.60	
APR30 75	PR'FEE		A*	.50	
APR30 75	W'DEED		A*	4.00	* 59.10