#3598

BOOK 5046 PAGE 472

WARRANTY DEED

Return to:
THIRD NATIONAL BANK
Mortgage Loan Department

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Boyde W. Jones
Affiant

Subscribed and sworn to before me, this 15th day of July, 1976.

My commission expires:
8/25/79

H. Stanley Allen
Notary Public

H. STANLEY ALLEN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This instrument was prepared by H. Stanley Allen, Jr., Attorney
21st Floor, L & C Tower
Nashville, Tennessee 37219

Address New Owners as Follows:
Terry Messick, Et Ux
3299 Union Hill Road
Joelton, Tennessee 37080

Send Tax Bills To:
Third National Mortgage Co.
J. C. Bradford Building
Nashville, Tennessee 37219

Map-Parcel Numbers:
Map 22
Par 132

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, BOYDE W. JONES and wife, PATRICIA JONES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TERRY MESSICK and wife, HAZEL E. MESSICK, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

Beginning at a point in the northerly margin of Clay Lick Road, said point being the southwesterly front corner of property conveyed to Rebecca Grove by deed of record in Book 4816, page 626, Register's Office for Davidson County, Tennessee; thence leaving Clay Lick Road and with the westerly line of the Grove Property North 7° W 130 feet, more or less, to a point, said point being the northwesterly rear corner of the Grove property; thence with the northerly line of the Grove property North 86° East 173 feet to Grove's Northeasterly rear corner; thence with Grove's Easterly line South 29 feet to a point, said point being the northwesterly rear corner of the land conveyed to Charlie N. Hunter, by deed of record in Book 3223, page 567, Register's Office for Davidson County, Tennessee; thence with Hunter's northerly line and continuing with the northerly line of property conveyed to John W. Tucker by deed of record in Book 4063, page 778, Register's Office for Davidson County, Tennessee, North 75° East 310.6 feet, more or less, to a point in the westerly line of property conveyed to Borden P. McNeill by deed of record in Book 3340, page 427, Register's Office for Davidson County, Tennessee; thence with McNeill's westerly line

and in a northerly direction 18 feet to a point, said point being the northwesterly rear corner of the McNeill property; thence with McNeill's northerly line and in a northeasterly direction 103.5 feet to a point, the northeasterly rear corner of the McNeill property; thence South and with McNeill's easterly line 20 feet, more or less, to a point, said point being the northwesterly rear corner of the property conveyed to Jimmy D. Ennis by deed of record in Book 4128, page 310, Register's Office for Davidson County, Tennessee; thence with Ennis's northerly line South 86° E 100 feet to a point in the westerly line of the property conveyed to R. C. Ridley by deed of record in Book 1677, page 243, Register's Office for Davidson County, Tennessee; thence with Ridley's westerly line, North 4° 21' East 462.5 feet to a point in the southerly line of property conveyed to W. H. Maddox by deed of record in Book 805, page 689, Register's Office for Davidson County, Tennessee; thence with Maddox's southerly line the following calls and distances: North 85° W 221 feet to a point; South 23° 15' West 345 feet to a point; South 87° West 668 feet to a point in the easterly margin of Union Hill Road, said point also being Maddoxs southwesterly corner; thence with the easterly margin of Union Hill Road, South 11° East 354 feet, more or less, to a point, the beginning of a curve to the left having a radius of 20 feet; thence around said curve and in a southeasterly direction 27.5 feet, more or less, to a point in the northerly margin of Clay Lick Road; thence with the said margin of said road, and in an eastwardly direction 225 feet, more or less, to the point of beginning, and containing 7.71 acres, more or less.

Being property conveyed to Boyd W. Jones and wife, Patricia Jones, by deed from Robert E. Higdon and wife, Norma Higdon, of record in Book 4537, page 398, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to (1) easement for road purposes granted Davidson County, by instrument of record in Book 1681, page 90, Register's Office and (2) Right-of-Way for Clay Lick Road and Union Hill Road.

This is improved property known as 3299 Union Hill Road, Joelton, Tennessee.

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. Wherever 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 15th day of July, 1976.

Boyde W. Jones

Patricia Jones

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STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named BOYDE W. JONES and wife, PATRICIA JONES, the bargainors, 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 15th day of July, 1976.

Commission expires:

8/25/79

H. Stanley Allen, Jr.
Notary Public

STANLEY ALLEN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

JUL 16 76
JUL 16 76 S TAX
JUL 16 76 PR FEE
JUL 16 76
CONV
W DEED

38,000.00

B* 98.80
B* .50
B* 6.00
* 105.30

D 58681

IDENTIF. REFERENCE

JUL 16 9 09 AM '76

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