FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,195.61

Grant L. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 19 78

Betty J. Gibson
Notary Public

MY COMMISSION EXPIRES: 8/15/09

(AFFIX SEAL)

BOOK 5285 PAGE 543

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD L. MESSICK, etal (NAME)	REALTY MORTGAGE, INC. (NAME)	
1606 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway, NE. Suite 250 (STREET ADDRESS)	106-14
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	112

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, GARY GIPSON and wife, MONA GIPSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD L. MESSICK and KENNETH S. VICTORY

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:

BEING Lot No. 98 on the Plan of Raymond Heights Subdivision as of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee.

SAID Lot No. 98 fronts 70 feet on the southerly margin of Scobey Drive and runs back between lines measuring 177.2 feeet on the easterly line and 177.0 feet on the westerly line, to a dead line in the rear, measuring 70 feet.

BEING the same property conveyed to Gary Gipson and wife, Mona Gipson by deed from Jerry Davis and wife, Linda Davis, of record in Book 5246, page 65, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Realty Mortgage, Inc., of record in Book 5246, page 67, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 69 Scobey Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand s this 11th day of May, 19 78

Mary Gipson
GARY GIPSON

Mona Gipson
MONA GIPSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GARY GIPSON and wife, MONA GIPSON

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 11th day of May 1978

Commission expires 8/15/79

Betty G. Edwards
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
GARY GIPSON and wife,
MONA GIPSON

TO
RICHARD L. MESSICK and
KENNETH S. VICTORY

PLEASE FILE BOX "7"

E 6 5 3 1 8

IDENTIF. REFERENCE

MAY 15 10 38 AM '78

FEE $ _____ REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 15 78	CONV	24,195.61			
MAY 15 78	S'TAX		B*	62.92	
MAY 15 78	FEE		B*	.50	
MAY 15 78	W DEED		B*	4.00	* 67.42