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STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,500.00

Billy A. Messer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 1978

Notary Public

MY COMMISSION EXPIRES: 11-6-81

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy A. Messer (NAME)	Holton, Allen & Williams, Inc. (NAME)	73-13
1711 Welcome Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	179
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	150Z 57400

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, Frank Messer and wife Mary Nell Messer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy A. Messer and wife Judy J. Messer

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:

Land in Davidson County, Tennessee, being Lot No. 101 on the plan of Henderson Gardens, Section Two as of record in Book 2900, page 101, Register's Office for said County.

Said Lot No. 101 fronts 75.00 feet in a broken line (16.97 feet and 58.03 feet) on the northerly margin of Welcome Lane and extends back 145.1 feet on the easterly line and 149.4 feet on the westerly line to a dead line in the rear measuring 72.0 feet thereon.

Being the same property conveyed to Frank Messer, Sr. and wife, Mary Nell Messer by deed from Paul Franklin Henderson and wife, Barbara Jean Henderson of record in Book 4301, page 99, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 1711 Welcome Lane (House Number) (Street) Nashville, Tenn. 37216 (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 hands this 8TH day of MAY, 1978

Frank Messer
Frank Messer

Mary Nell Messer
Mary Nell Messer

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STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Nesser and wife Kay Nell Nesser

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 8TH day of MAY, 19[illegible]

Commission expires [illegible]

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (herself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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
Frank Nesser

TO
Billy A. Nesser

E 6 5 4 1 8

T
IDENTIF. REFERENCE

MAY 15 2 13 PM '78

FELIX P. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

[illegible]	CONV	33,500.00		
[illegible] STATE TAX			B*	37.10
[illegible] PRIVILEGE FEE			B*	.50
[illegible]	DEED		B*	4.00 * 91.60

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201