This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5317 PAGE 119

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Trymon Messer and wife,	First Tennessee Bank N. A. Memphis	Map 65-9
(NAME) 4876 Whittier Dr.	(NAME) P. O. Box 474	Parcel 82
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS) Memphis, Tennessee 38101	
(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 Trymon Messer and wife, Opal E. Messer and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Raymond J. Culpepper and wife, Martha W. Culpepper

have this day bargained and sold, and do hereby transfer and convey unto the said Trymon Messer and wife, Opal E. Messer,

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 116 on the plan of Sherwood Forest, Section 3, as of record in Book 4460, page 81, Register's Office for said County.

Said Lot No. 116 fronts 76.0 feet on the west side of Whittier Drive and extends back 198.57 feet on the north line and 202.85 feet on the south line to a dead line measuring 76.11 feet thereon.

Being the same property conveyed to Raymond J. Culpepper and wife, Martha W. Culpepper by deed from Clifton Hardaway and wife, Elizabeth Hardaway, of record in Book 5252, page 99, said Register's Office.

This conveyance is subject to a 15-foot easement for public utilities and drainage along the rear line of premises, 30-foot building set-back line from Whittier Drive and conditions of Owner's Certificate of record in Book 4460, page 81, Register's Office for said County; and restrictive covenants of record in Book 4465, page 184, as amended in Book 4482, page 427, and made applicable to Section 3 by Book 4593, page 690, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 41,000.00
Subscribed and sworn to before me, this the 26th day of July 1978
Affiant Trymon Messer
My commission expires: 4/19/82 (Affix Seal)
Notary Public Nancy L Yates

This is unimproved ( ) improved (X) property, known as 4876 Whittier Drive (House Number) (Street) Old Hickory, Tennessee 37138 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 Trymon Messer and wife, Opal E. Messer,

their (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, except for 1978 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Trymon Messer and wife, Opal E. Messer,

their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 26th day of July, 19 78, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Raymond J. Culpepper
Raymond J. Culpepper

Martha W. Culpepper
Martha W. Culpepper

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY C. KOTT, *a Notary Public in and for said County and State,* Raymond J. Culpepper and wife, Martha W. Culpepper,

*the within named 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 Nashville, *Tennessee, this* 26th *day of* July, *19* 78

Nancy L. Kott *Notary Public*

NANCY L. KOTT NOTARY PUBLIC DAVIDSON COUNTY, TN

Commission expires 4/18/82

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 .....

JUL 28 78	CONV	41,000.00			
JUL 28 78	S'TAX		B*	106.60	
JUL 28 78	PR'FEE		B*	.50	
JUL 28 78	W'DEED		B*	4.00	* 111.10

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 23485-4

FROM
Raymond J. Culpepper et ux

TO
Trymon Messer et ux

E 7.9340.

IDENTIF. REFERENCE

JUL 28 8 07 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238