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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 1978

Notary Public

MY COMMISSION EXPIRES: 2-21-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Messer (NAME)	SAME (NAME)	117-1
715 Cantrell Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	52
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-06830

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, Robert C. Harwell and wife Ann W. Harwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Messer and wife Patricia Ann 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, State of Tennessee, described as follows, to-wit:

Being the southerly 40 feet of Lot No. 2 and the northerly 40 feet of Lot No. 3, Block "K" on the Plan of W.M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for said County.

Said parts of Lots Nos. 2 and 3 front together 80 feet on the westerly side of Cantrell Avenue and runs back between parallel lines, 221-1/4 feet to an alley.

Being the same property conveyed to Robert C. Harwell and wife, Ann W. Harwell by deed from Joe H. Hancock and wife, Sara B. Hancock of record in Book 4705, page 648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
1. 1978 taxes to be prorated and assumed.
2. The agreement by Grantees to assume the present indebtedness, on a promissory note in the original amount of $30,000.00, which is secured by a Deed of Trust of record in Book 4705, page 650, Register's Office for Davidson County.

This is unimproved ( ) improved (XX) property, known as 715 Cantrell Ave. (House Number) (Street) Nashville, TN 37215 (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 9 day of August, 19 78

Robert C. Harwell

Ann W. Harwell

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 Rpbert C. Harwell and wife Ann W. Harwell

the 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 9th day of August 19 78

Commission expires My Commission Expires August 15, 1979

Notary Public

CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE GEORGE

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 Robert Harwell

TO Robert Messer

E 8 2 1 4 2

IDENTIF. REFERENCE

AUG 10 2 50 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

AUG 10 78	CONV	60,000.00			
AUG 10 78	S'TAX		B*	156.00	
AUG 10 78	PR'FEE		B*	.50	
AUG 10 78	W'DEED		B*	4.00	* 160.50