BOOK 5604 PAGE 571

264 05/20 137.50- CHECK

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Varley et ux	First Tennessee National	Map 65-9
(NAME)	(NAME)	Parcel 82
4876 Whittier Dr.	P.O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tenn. 37138	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 5317, page 121, Register's Office for Davidson County, Tennessee.

We, Trymon Messer and wife, Opal E. Messer

have this day bargained and sold, and do hereby transfer and convey unto the said John T. Varley and wife, Diana S. Varley, their

the Grantees herein, 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 Trymon Messer and wife, Opal E. Messer by deed from Raymond J. Culpepper and wife, Martha W. Culpepper of record in Book 5317, page 119, Register's Office for Davidson County, Tennessee.

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 $ 58,432.56

Subscribed and sworn to before me, this the 16 day of May 1980

Affiant

My commission expires: 01-12-50 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 16th *day of* May, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Trymon Messer

Opal E. Messer

This Instrument Was Prepared By

Delvey Pedigo, Jr.

Of The Law Firm Pedigo & Scandon
Stahlman Building: Nashville, Te

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5604 PAGE 572

Personally appeared before me, John W. Charlton, *a Notary Public in and for said County and State,* Trymon Messer and wife, Opal E. Messer

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* 16th *day of* May, *19* 80

Commission expires 11-16-83 *Notary Public*

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 .....

WARRANTY DEED

FROM
TRYMON MESSER, ET UX
TO
JOHN T. VARLEY, ET UX

Return to C. W. Charlton Realty Co
1420 Bell Road
Nashville, Tenn.
37217

F 90366

IDENTIF. REFERENCE

MAY 22 8 49 AM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5604 PAGE 573

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50432.56- CO 131.04 CO TX .50 PRFEE 6.00 MORTG CHECK 137.54- 0264A05/22/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F90366

IDENTIF. REFERENCE

MAY 22 8 49 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 758899