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

WARRANTY DEED

BOOK 5646 PAGE 761

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles C. Messick and wife, Karen L. Messick	Guaranty Mtg Co.	43-4-37
(NAME)	(NAME)	
401 Keaton Avenue	P.O. Box 7386	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tennessee 37138	Brentwood, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Charles C. Messick and wife, Karen L. Messick and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Paul Don Lyle, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Charles C. Messick and wife, Karen L. Messick

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

Land in Davidson County, Tennessee, being Lot No. 24 on the unrecorded map of Scenic View Subdivision, 4th Civil District of Davidson County, Tennessee. Beginning at a point in the northeasterly margin of Keaton Avenue at the corner of Lots Nos. 23 and 24; thence with the line between said lots, northeasterly 175.9 feet to a corner of Lot No. 22; thence with the line between Lots Nos. 22 and 24, southeasterly 105 feet to a corner of Lot No. 25; thence with the line between Lots Nos. 24 and 25, southwesterly 150.8 feet to the margin of Keaton Avenue; thence with the margin of the same, northwesterly 108 feet to the point of beginning.

Being the same property conveyed to Paul Don Lyle and wife, Mary H. Lyle by deed from Eulia Perry and wife, Agnes W. Perry, of record in Book 4451, page 374, Register's Office for Davidson County, Tennessee, the said Paul Don Lyle and wife, Mary H. Lyle having sinced divorced, of record in Minute Book 142A, page 608, First Circuit Court for Davidson County, Tennessee, by which title to said property was vested in Paul D. Lyle.

This conveyance is subject to a 10-foot easement for public utilities, 50-foot building setback line from Keeton Avenue, and conditions of Owner's Certificate, as shown on the unrecorded plan of Scenic View Subdivision according to a survey made by W. W. Turner Company, Engineers, September 14, 1948; and restrictive covenants of record in Book 2925, page 422, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 29 day of AUGUST 1980

Affiant

My commission expires: 4.18.82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 401 Keaton Avenue, Old Hickory, Tennessee 37138
(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., except for 1980 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 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 29 *day of* AUGUST *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.*

Paul Don Lyle

Paul Don Lyle

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* Paul Don Lyle, unmarried

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 29 *day of* AUGUST, *19* 80.

Nancy L. Kota *Notary Public*

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 .....

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PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

G-23554

WARRANTY DEED

FROM

Paul Don Lyle

TO

Charles C. Messick and wife,
Karen L. Messick

G 0 6 0 6 4

IDENTIF. REFERENCE

SEP 4 11 22 AM '80

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5646 PAGE 763

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40000.00- CO	
			104.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	110.50-
0122A09/04/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0604

T
IDENTIF. REFERENCE

SEP 4 11 22 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 778057