WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
EDWARD H. ZEAGLER	Fidelity Federal Savings & Loan	132-2-63
(NAME)	(NAME)	
4019 Franklin Road	Fourth and Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Nashville, Tennessee 37219 BOOK 5768 PAGE 936	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a note dated August 26, 1977, in the principal amount of $78,400.00, payable to Fidelity Federal Savings & Loan Association, secured by a deed of trust executed by Rex K. Reed and wife, Joyce G. Reed to Vaden Lackey, Jr., Trustee of record in Book 5189, page 953, Register's Office for Davidson County, Tennessee;

We, RICHARD MESSER and CAROL O. MESSER, his wife,

have this day bargained and sold, and do hereby transfer and convey unto the said EDWARD H. ZEAGLER, his

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

A lot or tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 6 on the Revised Plat of parts of Thompson's Glen Levan Subdivision, made October 1934, by W. B. Southgate, Surveyor, and of record in Plan Book 3, page 20, Chancery Court for said County, and more fully described in deed of record in Book 4903, page 7, and re-recorded in Book 4912, page 649, Register's Office for said County.

Said Lot No. 6 fronts 250 feet on the west right of way line of the Nashville and Franklin Interurban Railway and runs back between parallel lines 340 feet to the line of Lot No. 14 on said Plat.

Being the same property conveyed to Richard Messer and Carol O. Messer, his wife by deed from Merrill Lynch Relocation Management, Inc., a California corporation of record in Book 5609, page 339, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF }

The actual consideration or value whichever is greater, for this transfer is $145,000.00

Subscribed and sworn to before me this the 10th day of July, 81

Affiant Edward H. Zeagler

My commission expires: 2/13/82 (Affix Seal) Notary Public Sam D. Hodges III

This is improved (X) unimproved ( ) property, known as 4019 Franklin Road, Nashville, Tennessee 37204
(House Number) (Street) 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
Edward H. Zeagler, his
(successors),
heirs and assigns forever. 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 do *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Edward H. Zeagler, his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 10th day of July, 19 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard J. Messer
RICHARD MESSER
Carol O. Messer
CAROL O. MESSER

6238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Richard Messer and Carol O. Messer,

the within named 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 *this* 10th *day of* July, *19* 81 *Tennessee.*

Commission expires 2/13/82

Sam D. Hodges III *Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF }

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*

Commission expires *Notary Public*

THIS INSTRUMENT WAS PREPARED BY:
J. M. Grissim, Attorney
1400 American Trust Building
Nashville, Tennessee 37201

G 5.0.2 9 0

IDENTIF. REFERENCE

JUL 13 11 19 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
RICHARD MESSER and CAROL O. MESSER, his wife

TO
EDWARD H. ZEAGLER

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			145000.00- CO	
			377.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	383.50-
6258A07/13/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G5U290

IDENTIF. REFERENCE

JUL 13 11 19 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 832161