INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Brenda Pope Messer 357 Wauford Drive Nashville, TN 37211	Same	147-5 33 6DU-21170

WARRANTY DEED

BOOK 6412 PAGE 529

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randel L. Matlock and wife, Carolyn G. Matlock,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Brenda Pope Messer,

hereinafter called the Grantee, Grantee's 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, Tennessee, being Lot No. 530 on the plan of Section Eight, Caldwell Hall, of record in Book 3106, page 39, Register's Office for said County.

SAID Lot No. 530 fronts 80.0 feet on the southwesterly margin of Wauford Drive and extends back 196.75 feet on the northwesterly line and 195.4 feet on the southeasterly line to a dead line in the rear, measuring 80.0 feet thereon.

BEING the same property conveyed to Randel L. Matlock and wife, Carolyn G. Matlock by deed from Robert F. Atchison and wife, Brenda S. Atchison, of record in Book 5088, page 910, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3254, page 88, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to The Lomas & Nettleton Company of record in Book 4672, page 557, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (~~un~~)improved property, known as 357 Wauford Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of October, 1984.

Randel L. Matlock

Carolyn G. Matlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 1984, before me personally appeared Randel L. Matlock and Carolyn G. Matlock, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

6412 530

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 69,900.00.

Brenda Pope Messer
Affiant

Subscribed and sworn to before me, this the 25th day of October, 1984.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
REGISTER
Oct 26 11 16 AM '84

IDENTIFICATION REFERENCE

I 5 9 4 5

WARRANTY DEED

from:

RANDEL L. MATLOCK ET UX

to:

BRENDA POPE MESSER

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6412 PAGE 531

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

69900.00- CAMT.
181.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK - 188.24-
2270A10/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 9 4 4 5

IDENTIF. REFERENCE

Oct 26 11 16 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0080469