NEW OWNER(S) ADDRESS	SEND TAX BILLS TO
Sam Harding, Jr.	Same
811 Broadmoor Drive	Same
Nashville, TN	Same

MAP 67 GROUP 7 PARCEL 31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, B & E INVESTMENT, a partnership composed of BILLY MESSER and EDDIE MESSER this day bargain, sell and convey unto SAM HARDING, JR., his heirs and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 10 of Block I, Section 2, Plan of Broadmoor as of record in Book 547, Pages 174 and 175, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description.

BEING the same property conveyed to B & E INVESTMENTS, a partnership composed of BILLY MESSER and EDDIE MESSER by Substitute Trustee's Deed dated May 22, 1991 and of record in Book 8367, Page 365, Register's Office for Davidson County, Tennessee.

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. And we do covenant with the said GRANTEE 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.

WE FURTHER COVENANT and bind ourselves and our heirs and representatives to warrant and forever defend the title to the said land to GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 22 day of August, 1991.

BILLY MESSER

EDDIE MESSER

JUDITH MESSER

SUE MESSER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, appeared BILLY MESSER and wife, JUDITH MESSER and EDDIE MESSER and wife, SUE MESSER with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument of their own free will.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 22nd day of August, 1991, at Gallatin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 3/25/95

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 8425 PAGE 857

The actual consideration or value of this transfer, whichever is greater is $26,500.00.

Sam Harding Jr
AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of August, 1991.

Mary E Ellis
NOTARY PUBLIC

My Commission Expires: 3/25/95

THIS INSTRUMENT PREPARED BY:

McCLELLAN, POWERS, EHMLING & DIX, P.C.
116 PUBLIC SQUARE, SUITE 101
GALLATIN, TN 37066
(615) 452-5872

40924.

IDENTIFICATION

Aug 22 1 44 PM '91

PICK-UP

5733 08/22 0101 03CHECK 105.0

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8425 PAGE 858

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

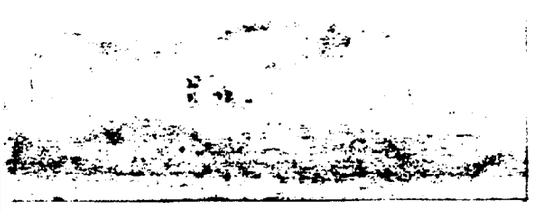
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 26500.00
				CON TX 98.05
				PRFEE 1.00
				WDEED 6.00
				TOTAL 105.05
				CHECK 105.05
08/22/91	01			13:45 0001 5733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.0.9.2.4.

IDENTIF. REFERENCE

AUG 22 1 44 PM '91



No. 452242