35263

IDENTIF. # REFERENCE

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

93 JUN 28 PM 3:31 BOOK 8995 PAGE 989

[illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

NEW OWNER:
Eddy W. Messick and wife
Rebecca R. Messick
505 Sunberry Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
SAME

MAP & PARCEL:
160-11B-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $21,000.00.

Eddy W Messick
AFFIANT

Sworn to and subscribed before me
this 24th of June, 1993.

NOTARY PUBLIC

My Commission Expires: 4-1-97

NOTARY PUBLIC AT LARGE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, L. J. AUSTIN, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto EDDY W. MESSICK AND WIFE, REBECCA R. MESSICK, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot NO. 13 on the Plan of Stone Box Creek of record in Book 6900, page 103, as amended by Surveyor's Certificte of Correction of record in Book 7048, page 81, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to L. J. Austin by deed from NationsBank of Tennessee, of record in Book 8995, page 983, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1993 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 160-11B-13.

2. All matters appearing on the Plan of Stone Box Creek, of record in Plat Book 6900, page 103, and amended Book 7048, page 81, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions Liens, Easements and Restrictions of record in Book 7022, page 556, as amended and restated in Book 7267, page 329, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, Lynda S. Austin, wife of L. J. Austin, hereby join in this conveyance for the purpose of conveying any and all right, title and interest I may have in the subject property by reason of my marital status, or otherwise.

This unimproved property is known as 5432 Stone Box Lane, Brendwood, Tennessee 37027.

WITNESS, my hand this 24th of June, 1993, in Franklin, Tennessee.

L. J. Austin

Lynda S. Austin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, L. J. Austin and wife, Lynda S. Austin, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 24th day of June, 1993 in Franklin, Tennessee.

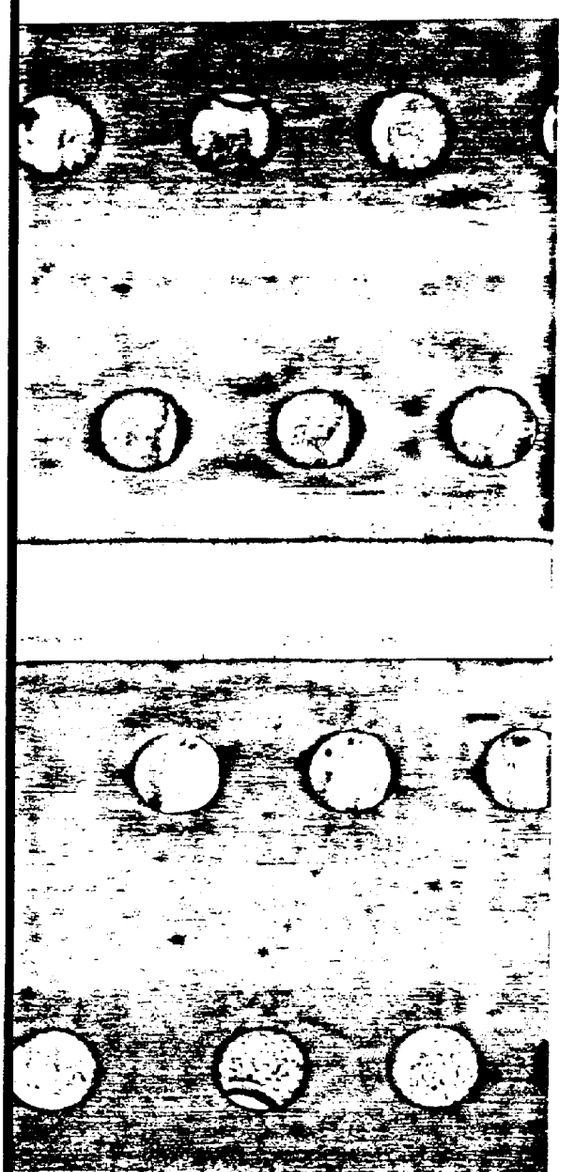
Notary Public

My Commission Expires:

4-1-97



2963 06/28 0101 03CHECK 90.70



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

RECEIVED OF _____

FOR _____

BOOK 8995 PAGE 992

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
				CAMT 21000.00
				CON TX 77.70
				PRFEE 1.00
				WDEED 12.00
				TOTAL 90.70
				CHECK 90.70
			06/28/93 01	15:31 0001 2963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35263
IDENTIF. ↑ REFERENCE

93 JUN 28 PM 3:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 668166