ja

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

ADDRESS NEW OWNER:
Scott B. Messimore and
Treasa L. Messimore
754 Fitzpatrick Road
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 96-16
GROUP
PARCEL 56

BOOK 9048 PAGE 659

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Harry B. Anderson and wife, Floretta Anderson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott B. Messimore and wife, Treasa L. Messimore, hereinafter called the Grantees, their 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. 55 on the Plan of Hickory Bend Section 5, of record in Book 3600, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 78.00 feet on the westerly margin of Fitzpatrick Road and extends back 161.2 feet on the northerly line and 156.6 feet on the southerly line to a dead line in the rear, measuring 78.1 feet thereon.

Being the same property conveyed to Harry B. Anderson by deed from Richard L. Geyer and wife, Susan L. Geyer, as of record in Book 9010, page 258, Register's Office for Davidson County, Tennessee.

This is improved property known as 754 Fitzpatrick Road, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1993 property taxes which are not yet due and payable.
2. Restrictive Covenants contained in an instrument of record in book 3642, page 478, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Book 3600, page 45, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Scott B. Messimore and wife, Treasa L. Messimore, their heirs and assigns, forever; and, we Harry B. Anderson and wife, Floretta

Anderson, do covenant with the said Grantees that lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and do further covenant and bind, heirs and representatives, 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness hand this the 16th day of August, 1993.

Harry B. Anderson

Floretta Anderson By: Harry B. Anderson, Attorney-In-Fact

BOOK 9048 PAGE 660

0295 08/16 0101 03CHECK 253.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harry B. Anderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of August, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry B. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument on behalf of Floretta Anderson as her Attorney-In-Fact, as the free act and deed of the within named Floretta Anderson. Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 66,000.00.

Teresa J. Mesimer
AFFIANT

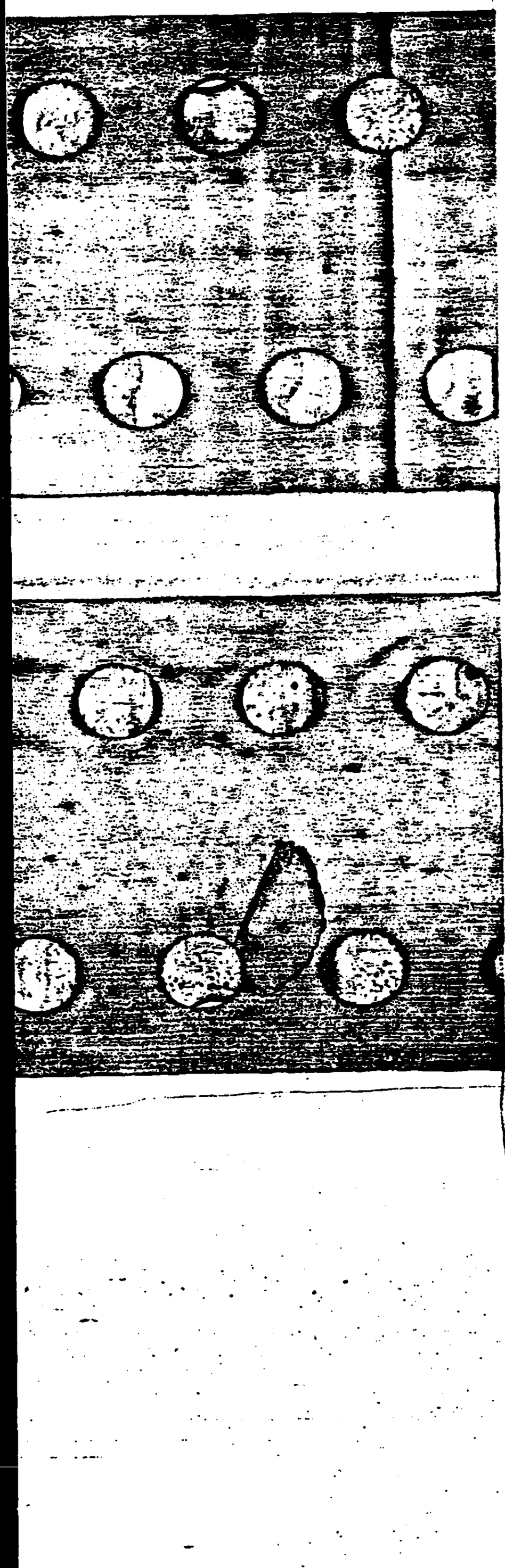
Subscribed and sworn to before me this 16th day of August, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

93 AUG 16 PM 2:49
FEE
REGISTER
DAVIDSON COUNTY, TN.

52545
IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9048 PAGE 661

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 66000.00
CON TX 244.20
PRFEE 1.00
WDEED 8.00
TOTAL 253.20
CHECK 253.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/16/93 01 14:50 0001 0295

52545
IDENTIF. ↑ REFERENCE

93 AUG 16 PM 2:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 686629