86986

IDENTIF. & REFERENCE

This instrument was prepared by:
Leroy J. Ellis, II, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 201

Mail to

94 SEP -1 AM 11:41

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS NEW OWNER(S)	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER**
Alan Messer 9 Music Square, South Suite 16 Nashville, TN 37203	Owner	105-01-0-117.00

BOOK 9452 PAGE 992

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by ALAN MESSER, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARCELLENE H. OLDHAM, have bargained and sold, and by these presents do transfer and convey unto the said ALAN MESSER, an unmarried person, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lots 116 and 117 in M. A. Spurr's Subdivision of Lots Nos. 6, 9, 74 and 75 of the Boyd Ament Tract of land, a plan of which is of record in Book No. 11, page 83, of the Register's office for Davidson County, Tennessee, and the southeast corner of Lot No. 13 on the plan of B. F. Shields' Heirs Addition to Nashville, as of record in Book No. 57, page 31, Register's Office for said County, described as follows:

Beginning on the westerly margin of Villa Place, formerly Villa Street, 295.85 feet northerly from the northerly margin of Tremont, formerly Hancock Street; thence with the westerly margin of Villa Place, northerly 50 feet more or less, to J. B. Tappley's southeast corner; thence with his southerly line, westerly 150.8 feet to the easterly margin of an alley; thence with said alley, southerly 50 feet, more or less to a point 295.85 feet northerly from Tremont Street; thence easterly 150.8 feet to the beginning.

Being the same property conveyed to Carlton H. Petway, Trustee, from T. R. Hogue, and to Marcellene Howse and Piper Howse from Carlton H. Petway, Trustee, by Quitclaim Deed dated May 12, 1986, of record in Book 6854, page 314, said Register's Office; and further conveyed to Marcellene H. Oldham and Piper Howse from Dorothy L. Hogue, a widow, by Quitclaim Deed dated May 9, 19[illegible], of record in Book 9345, page 81, said Register's Office, and to Marcellene H. Oldham from Piper Howse, an unmarried person, by Quitclaim Deed dated July 10, 1994, of Record in Book 9406, page 359, said Register's Office.

The said Theodore R. Hogue and T. R. Hogue were one and the same person. The said Marcellene H. Oldham and Marcellene Howse are one and the same person. Theodore R. Hogue died, intestate, on July 27, 1993. See Probate Court File No. 93P-1037.

The foregoing legal description is the same as in the previous deed of record.

This is improved property, known as 1019 Villa Place, Nashville, Tennessee 37212.

This conveyance is subject to all visible easements; matters and things shown on plats of record in Book 11, page 83, and Book 57, page 31, said Register's Office; restrictions of record, if any; and the 1994 real property taxes which shall be prorated between the parties and payment assumed by the GRANTEE.

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, his heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30 day of August, 1994 .

Marcellene H. Oldham

MARCELLENE H. OLDHAM

STATE OF GEORGIA)

COUNTY OF CLAYTON)

Personally appeared before me, Kent Kenney, a Notary Public in and for said County and State, the within named MARCELLENE H. OLDHAM, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at College Park, Georgia this 30th day of August, 1994.

Kent Kenney

NOTARY PUBLIC

My Commission Expires:_____

KENT KENNEY NOTARY PUBLIC CLAYTON COUNTY, GA

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 54,500.00.

ALAN MESSER

Sworn to and subscribed before me this 31st day of August, 1994.

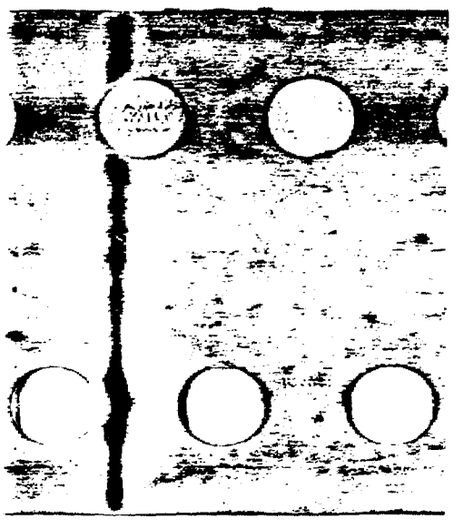
Linda L. Nichols

NOTARY PUBLIC

My Commission Expires: May 23, 1998

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

42179 09/01 0101 CHECK 210.65



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

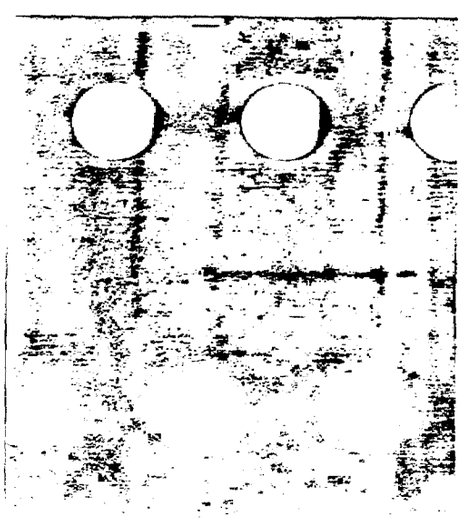
RECEIVED OF _____

FOR _____

BOOK 9452 PAGE 994

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 54500.00
CON TX 201.65
PRFEE 1.00
WDEED 8.00
TOTAL 210.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK CHECK 210.65

09/01/94 01 11:40 0001 4219

86986
IDENTIF. & REFERENCE

94 SEP -1 AM 11:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 830596