26B

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

9950PG579

WARRANTY DEED

ADDRESS NEW OWNER:
Roy E. Messer Jr. and Deanna M. Messer
5722 Hickory Plaza Dr., A-5 & A-6
Nashville, Tennessee 37211

SEND TAX BILL:
New Owners

MORTGAGEE:
Regions Bank

MAP AND PARCEL:

MAP	161-12
GROUP	A
PARCEL	5.00CO

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, I, J.D. Eatherly, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Roy E. Messer Jr. and wife, Deanna M. Messer, 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 Units No. A-5 and A-6 on the Plan of Hickory Plaza Office Townhouse of record in Book 6250, page 248, and as described in Master Deed of record in Book 8000, page 910, said Register's Office.

Being a part of the same property conveyed to J.D. Eatherly by deed from A. A. Colebrook, unmarried, of record in Book 8269, page 101, and Book 8269, page 109, Register's Office for Davidson County, Tennessee.

This is improved property known as 5722 Hickory Plaza Dr., A-5 & A-6, Nashville, TN 37211.

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

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy E. Messer Jr. and wife, Deanna M. Messer, their heirs and assigns, forever; and I, J.D. Eatherly, do covenant with the said Grantees 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 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 my hand this the 13th day of February, 1996.

J.D. Eatherly

3632 02/16 0101 03CHECK 268.00

96 FEB 16 PM 2:22
FILED & RECORDED
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0151277

BOOK 9950 PG 580

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J.D. Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

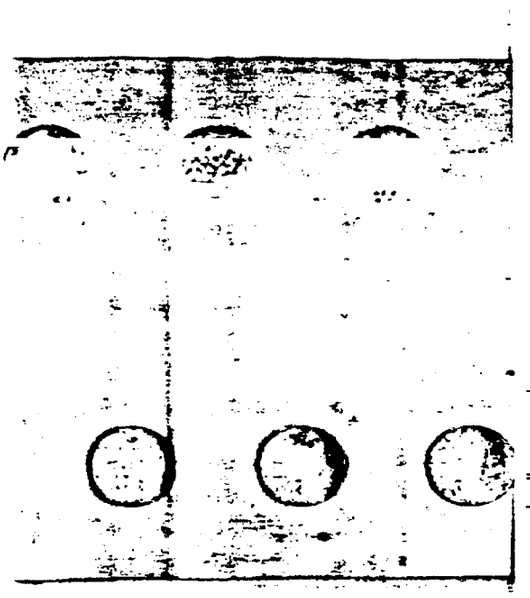
The actual value or consideration, whichever is greater, for this transfer is $ 70,000.00.

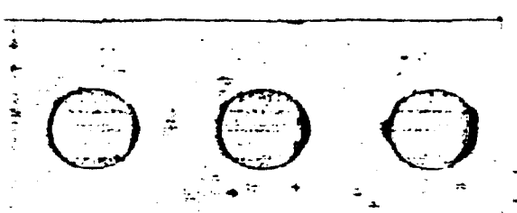
AFFIANT

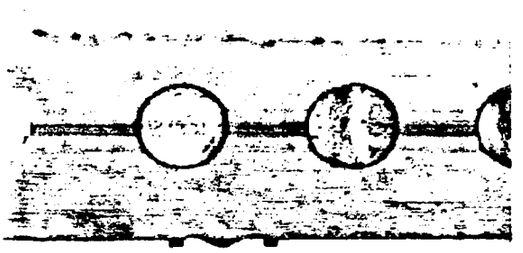
Subscribed and sworn to before me this 13th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9950 PG 581

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	70000.00
CON TX	259.00
PRFEE	1.00
MDEED	8.00
TOTAL	268.00
CHECK	268.00

02/16/96 01 14:24 0001 3932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151277
IDENTIF. & REFERENCE

96 FEB 16 PM 2:22

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1007115