BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $165,000.00. Reed R. Arvin **Affiant** Subscribed and sworn to before me, this 26 day of July, 1996. Wesley D. Turner Notary Public My Commission Expires: 3/8/98

Address New Owner As Follows: Reed R. Arvin and wife, Alison F. Arvin 4329 Oakcrest Lane Hermitage TN 37076	Send Tax Bills To: CTX Mortgage Company P. O. Box 19000 Dallas, TX 75219	Map-Parcel Number: 086-04-010 4D 92375

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEON REX MESSICK AND WIFE, GLENDA HELEN MESSICK,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **REED R. ARVIN AND WIFE, ALISON F. ARVIN,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Oakcrest, Phase 1-B, of record in Book 6900, page 384, Register's Office for said County, as amended in Book 6900, page 385, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leon Rex Messick and wife, Glenda Helen Messick by deed from Larry W. Powell and wife, Carol Powell, of record in Book 7797, page 546, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 7308, page 874, and Book 8277, page 30, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6900, page 384, as amended in Book 6900, page 385, Register's Office for said County.

4. Sewer Easement of record in Book 7233 page 802, Register's Office for said County.

This is improved property known as 4329 Oakcrest Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees 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, unless otherwise herein set out; and further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 26 day of July, 1996.

Leon Rex Messick 7-26-96

Glenda Helen Messick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEON REX MESSICK,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of July, 1996.

Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLENDA HELEN MESSICK,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of July, 1996.

Notary Public

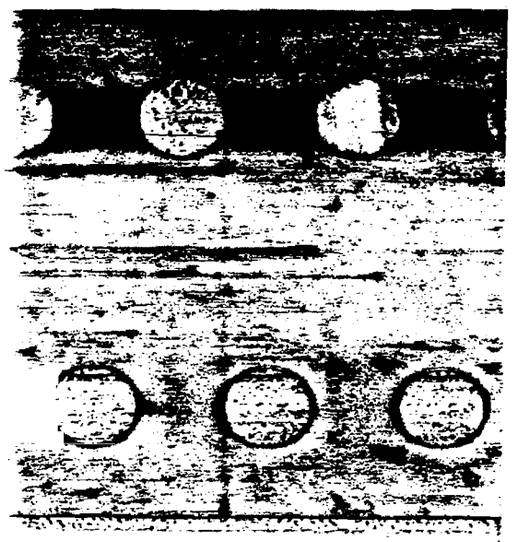
My Commission Expires: 5/30/99

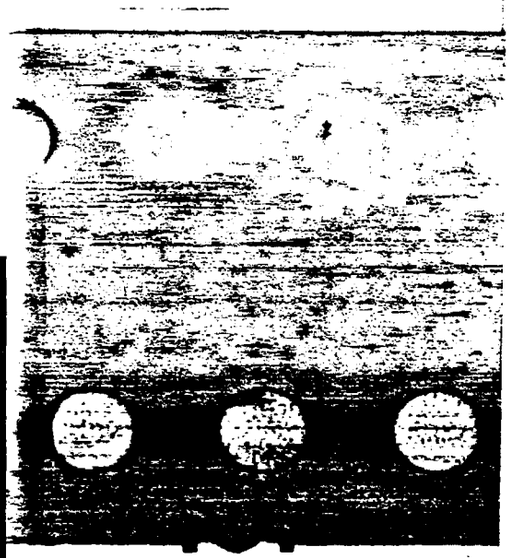
WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

96 JUL 29 AM 10:38 FELICIA WILSON REGISTER DAVIDSON COUNTY, TN

27.00 CHECK 619.50

0208110 IDENTIF. + REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10135 PG 56

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
				165000.00
				CON TX 610.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 619.50
				CHECK 619.50
07/29/96	01			10:25 0001 0133

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0208110

96 JUL 29 AM 10:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1067738