To: Bo 136

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 10226 PG 150

WARRANTY DEED

Name and Address of New Owner: Vincent P. Messina 7034 Bonnavent Drive Hermitage, Tennessee 37076
Send Tax Bills To: SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, Georgia 30348
Street Address of Subject Property: Map-Parcel No: 7034 Bonnavent Drive Map 74-8 Hermitage, Tennessee 37076 Parcel 58.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BARCLEY DONALDSON RHEA, JR. AND WIFE, JULIE S. RHEA,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **VINCENT P. MESSINA,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 773 on the Plan of Section Seven, Hermitage Hills, of record in Plat Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Barcley Donaldson Rhea, Jr and wife, Julie S. Rhea by Quitclaim Deed from Samuel Barcley Donaldson Rhea, a widower, of record in Book 8551, page 899, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1996 Davidson taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee;

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 GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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. Wherever 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 our hands this 10th day of October, 1996.

Barcley Donaldson Rhea Jr.
BARCLEY DONALDSON RHEA, JR.

Julie S Rhea
JULIE S. RHEA

STATE OF TENNESSEE]
]
COUNTY OF Davidson]

On this 10th day of October, 1996, before me personally appeared Barcley Donaldson Rhea, Jr. and wife, Julie S. Rhea, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

J. Mitch Mong
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 7/24/97

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $72,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 1996.

NOTARY PUBLIC

My commission expires: 7/26/97

0309 10/15 0101 03CHECK 279.40

0235390

IDENTIFICATION REFERENCE

96 OCT 15 PM 3:28

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10226 PG 153

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 7'000.00
CON TX 266.40
PRFEE 1.00
WDEED 12.00
TOTAL 279.40
CHECK 279.40

10/15/96 01 15:30 0001 0309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 OCT 15 PM 3:28

REGISTER
DAVIDSON COUNTY, TN.

0236390
IDENTIFICATION REFERENCE

№ 1077350

No. [redacted]