BK 3702

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ----------($10.00) ----------
---------- *DOLLARS*
cash in hand paid by Paul E. Zornes and wife, Mattie L. Zornes, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James G. Manning and wife, Edwina Dyer Manning,
have bargained and sold, and by these presents do transfer and convey unto the said Paul E. Zornes and wife, Mattie L. Zornes, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 61 on the Plan of Rosewood Heights, Section II, as of record in book 2133, page 57, Register's Office for said County.
Said Lot No. 61 fronts 94 feet on the east side of Preston Drive and runs back between lines 117 feet on the north line and 127.2 feet on the south line to a broken line, on which it measures 106.1 feet.
Being the same real property conveyed to James G. Manning and wife, Edwina Dyer Manning, by deed from William B. Ayers and wife, of record in book 3434, page 125, said Register's Office.

This conveyance is made subject to 10-feet easement for public utilities, anchor easement, 60-foot building setback line from Preston Drive, and conditions of owners certificate, as shown on plan of record in book 2133, page 57, said Register's Office; and to restrictive covenants of record in book 2153, page 534, 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 Paul E. Zornes and wife, Mattie L. Zornes, their
heirs and assigns, forever.

And we *do covenant with the said* Paul E. Zornes and wife, Mattie L. Zornes,
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.*

And we
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Paul E. Zornes and wife, Mattie L. Zornes,
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 3rd *day of* March, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James G. Manning
Edwina Dyer Manning

STATE OF ~~TENNESSEE~~ Kentucky }
COUNTY OF ~~DAVIDSON~~ Jefferson }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* James G. Manning and wife, Edwina Dyer Manning,
the ~~within named bargainor~~ s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Louisville, Kentucky *this* ... *day of* March, *19* 64

NOTARY PUBLIC STATE AT LARGE

Lydea Welch *Notary Public*

My Commission Expires My Commission Expires Dec. 31, 1967

PG 477