WARRANTY DEED

BOOK 3799 PAGE 296

For and in consideration of the sum of $10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by John H. Moore, et ux, Thelma Moore and other good and valuable considerations, the receipt of which is hereb acknowledged, including the assumption by the above said, John H. Moore, et ux, Thelma Moore, of the unpaid principal balance of a note in the original amount of $11,950.00, secured by a deed of trust to Miller Kimbrough, Trustee, filed June 23, 1955, recorded in Book 2437, page 574, Register's Office for Davidson County, Tennessee.

We, Evelyn M. Manning and husband, James F. Manning, *have bargained and sold, and by these presents do transfer and convey unto the said* John H. Moore, et ux, Thelma Moore their *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. 177 on the Plan of Rosewood Heights, Section Five, of record in Book 2331, page 39, Register's Office for said County.

Said Lot No. 177 fronts 85 feet on the west side of Mitchell Road and extends back 151.9 feet on the north line and 153.1 feet on the south line to a dead line, on which it measures 85 feet.

Being the same property conveyed to Evelyn M. Manning and husband, James F. Manning, by deed from Riverwood Homes, Inc., of record in Book 2488, page 139, 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 John H. Moore, et ux, Thelma Moore their *heirs and assigns, forever.*

And we *do covenant with the said* John H. Moore, et ux, Thelma Moore *that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Evelyn M. Manning and husband, James F. Manning *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John H. Moore, et ux, Thelma Moore their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 7th *day of* August, 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.*

X Evelyn M. Manning
Evelyn M. Manning

X James F. Manning
James F. Manning

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* Evelyn M. Manning and husband, James F. Manning

the within named bargainor S *, with whom I am personally acquainted, and who acknowledged that* they have *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 7th *day of* August, *19* 64

[illegible] *Notary Public*

Commission expires 10-30-65

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this.....day of....., 19.....

Commission expires.....

.....Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

Commission expires.....

.....Notary Public

G-172657

WARRANTY DEED

FROM

Evelyn M. Manning and husband,

TO

John H. Moore, et ux

$11,950.00

STATE TAX $ 12.93
PROBATE 50
TOTAL $ 18.43

AUG 10 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 10 1964

CT

45341

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

AUG 10 3 18 PM '64

RECEIVED: BOOK 127 PAGE 26
RECORDING FEE $ 2.00
DEP. REG. .....

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

DOBSON & JOHNSON, INC.

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