This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

BOOK 4004 PAGE 439

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Wright	Same	10D-44280
(NAME:)	(NAME:)	MAP 26-16
2412 Mansker Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 39
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	R3B

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ------- *DOLLARS*

cash, and other good and valuable consideration, including the assumption of, and agreement to pay, by vendee, of the unpaid balance due under Deed of Trust executed by John O. Reed and wife, to Ferriss C. Bailey, Trustee, as of record in Book 3014, page 113, to secure Murphree Mortgage Company, a note dated November 19, 1959, for $11,000.00, with interest at 6% per annum, both principal and interest payable $70.88 monthly, beginning January 1, 1960. By instrument of record in Book 3015, page 318, said debt was assigned to Provident Mutual Life Insurance Company of Philadelphia.

We, John O. Reed and wife, Louise Reed,

have bargained and sold, and by these presents do transfer and convey unto the said Lee Wright, his *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 Lot No. 51 on the Plan of Mansker Meadows, SectionII, as of record in Book 2663, pages 15 and 16, Register's Office for said County.

Said Lot No. 51 fronts 125 feet on the southwesterly side of Mansker Drive, and runs back 350 feet on the northwesterly line and 405.9 feet on the southeasterly line, to a dead line in the rear on which it measures 137 feet.

Being the same property conveyed to John O. Reed and wife, Louise Reed, by deed from E. R. Phillips and wife, as of record in Book 2995, page 9, said Register's Office.

***Said property is conveyed subject to:

(1) Restrictions recorded May 9, 1957, in Book 2646, page 315, said Register's Office; and (2) The recorded plan shows an Owner's Certificate, a 160-foot set-back line from Mansker Drive, and a 10-foot easement along the westerly rear line of the lot for public utilities.

unimproved ( )
This is improved (X) property, known as 2412 Mansker Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lee Wright, his *heirs and assigns, forever.*

And we *do covenant with the said* Lee Wright *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.* except for balance due under Deed of Trust assumed herein by vendee.

And we, John O. Reed and wife, Louise Reed, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lee Wright, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 7th *day of* April, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John O. Reed

Louise Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard C. Waddey, a Notary Public in and for said County and State, the within named John O. Reed and wife, Louise Reed,

the bargainors, 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 Nashville, Tennessee, this day of April, 1966

Richard C. Waddey, Notary Public.

Commission Expires 4-29-68

STATE OF
COUNTY OF

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

.....

.....

the 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.....

....., Notary Public.

Commission Expires.....

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.....

.....
Notary Public

Commission Expires.....

RECORDED MAY 4 1966

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20.20

WARRANTY DEED

FROM

JOHN O. REED, et ux

TO

LEE WRIGHT

23788

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 11 10 20 AM '66

NOTED: BOOK 113 PAGE 288
RECORDING FEE $ 2.00
DEP. REG. 0



FOLK JOB[illegible]ANY, INC.

2.50
30.80

PAID APR 8 1966

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

APR 8 1966

STATE TAX $ 3030
PROBATE 50
TOTAL $ 3080