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This instrument prepared by
J. J. Foley, Jr., Attorney
105 Stahlman Building
Nashville, Tennessee

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl R. Manis	East Nashville Branch, Home Federal Savings & Loan Assn.	MAP 46
(NAME:) Bull Run Road, Route 3	(NAME:) 710 Gallatin Road	PAR 42-43
(STREET ADDRESS OR ROUTE NUMBER) Ashland City, Tennessee	(STREET ADDRESS) Nashville, Tennessee	MP
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Jesse Clair Robertson, surviving tenant by the entirety

have bargained and sold, and by these presents do transfer and convey unto the said

Earl R. Manis and wife, Virginia Manis

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being a part of Lot No. 15 of Dr. E. E. Brown's Farm, as of record in Book 161, page 177, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated June 7, 1958, as follows:

Beginning at an iron pin in the southeast boundary line of the property conveyed to Lawrence Alton Smith et al, by deed from Rufus Gallaher, Jr., and wife, of record in Book 2485, page 359, said Register's Office, said iron pin being North 51° East 56.5 feet from the center line of Bull Run Road; thence along said boundary line North 51° East 138.0 feet to an iron pin; thence North 61° 05' West 68.0 feet to an iron pin; thence South 24° 15' West 128.0 feet to the beginning.

Being the same property conveyed to Jesse Clair Robertson and wife, Iona Robertson, by deed from Lawrence Alton Smith and wife, Nancy Sue Smith, of record in Book 4019, page 283, Register's Office for Davidson County, Tennessee. The said Iona Robertson having since died.

TRACT II:

Land in Davidson County, Tennessee, being a certain tract of land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, described as follows, to-wit:

Situated on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 177, Register's Office for said County, and being a triangular part of Lot No. 15 on the Map of Dr. E. E. Brown's Farm, formerly Governor Roberts' property, and shown on a copy of a survey made May 16 and 24, 1949, by John D. Kerr, County Surveyor, for Rutherford County, Tennessee, and being more particularly described as follows:

Beginning at a double stake in the center of Rull Run; thence along the center of said road, north 40 degrees west 15.1 poles to a stake, north 47½ degrees west 4½ poles to a stake; thence north 51 degrees east 37 poles and 6 feet to corner of Tract No. 7; thence south 22 degrees west 37½ poles to the beginning containing 2.8 acres, more or less.

Being the same property conveyed to Jesse Clair Robertson and wife, Iona Robertson, by deed from W. R. Smith and wife, Zella C. Smith, of record in Book 2447, page 345, Register's Office for Davidson County, Tennessee. The said Iona Robertson having since died.

This is unimproved ( ) improved (X) property, known as Bull Run Road (House Number) (Street) Route # 3 Ashland City, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl R. Manis and wife, Virginia Manis their heirs and assigns, forever.

And I do covenant with the said Earl R. Manis and wife, Virginia Manis that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., [redacted]

And I, Jesse Clair Robertson do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Earl R. Manis and wife, Virginia Manis, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of May, 1966.

Jesse Clair Robertson

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, T. Willard Oliphant, a Notary Public in and for said County and State, the within named Jesse Clair Robertson, surviving tenant by the entirety

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 1966.

T. Willard Oliphant, Notary Public

Commission Expires My Commission Expires Nov. 27, 1968

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
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

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

My commission expires

Notary Public

$450.00

WARRANTY DEED

FROM

JESSE CLAIR ROBERTSON

TO

KARL R. MANIS AND WIFE,

VIRGINIA MANIS

STATE TAX $ 6.75
PROBATE .50
TOTAL $ 7.25

JUN 1 1966

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

PAID JUN 1 - 1966

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 1 3 11 PM '66

NOTED: BOOK 4447 PAGE 294
RECORDING FEE $ 2.50
DEP. REG.

3 0 4 6 4

Attorneys

DOCUMENTARY

DOCUMENTARY

PANY, INC.

TENN.

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