FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Jan, 1968.

Notary Public

MY COMMISSION EXPIRES: 3-09-1968

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney 633 Stahlman Building, Nashville, Tennessee, from information furnished by the parties.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Manning (NAME)	Prudential Insurance Company (NAME)	Map 133-16
294 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 141
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ARTIS L. HAMMETT AND WIFE, DOROTHY L. HAMMETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. MANNING AND WIFE, JUDY R. MANNING

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 134 on the Plan of Kenilworth Estates, Section 3, as of record in Book 2900, pages 149 and 150, Register's Office for said County.

SAID Lot No. 134 fronts 70 feet on the northeasterly side of Tampa Drive and extends back 141 feet on the northwesterly line and 153.4 feet on the southeasterly line, to a dead line, measuring 71.8 feet thereon.

BEING the same property conveyed to Artis L. Hammett and wife, by deed from Martin Zeitlin, Trustee, of record in Book 3285, page 459, Register's Office for Davidson County, Tennessee.

It is understood that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This conveyance is made subject to Restrictive Covenants recorded in Book 3221, page 445, said register's office and a 10 foot easement for public utilities along rear line of premises, sewer line across rear of premises, anchor easement at southwest and southeast corners of premises, 30 foot building setback line from Tampa Drive as of record in Book 2900, pages 149 and 150, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 294 Tampa Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their 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 hand s this 25 day of January, 1968

* Artis L. Hammett — Artis L. Hammett

* Dorothy L. Hammett — Dorothy L. Hammett

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alfred H. Gaston, a Notary Public in and for said County and State, the within named Artis L. Hammett and wife, Dorothy L. Hammett

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 25 day of January 19 68

Commission expires 30 April 1968

Alfred H. Gaston
Notary Public

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 _____

STATE TAX $ 37.18
PROBATE .50
TOTAL $ 37.68

Notary Public

JAN 26 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.
U 3 8 6 6

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 26 12 05 PM '68
NOTE BOOK 118 PAGE 178
RECORDING FEE $ 3.00
DEP. REG. _____

14,300

WARRANTY DEED

FROM
ARTIS L. HAMMETT ET UX

TO
JAMES H. MANNING ET UX

RUSH

RUSH

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.