This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

James Edward Manners

TO

Miss Dixie Boyte

For draftsman's use

BOOK 4210 PAGE 595

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) Miss Dixie Boyte	(NAME) 1307 Clay St, Nashville Tenn	Map. 81-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pa. 332
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pa 331 Pa

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 100 James Edward Manners
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Feb., 1961.

Andrew Boggs
Notary Public
Deputy Register

For and in Consideration of the sum of $1.00 ========== Dollar

ONE ========== And NO/100 ========== **DOLLARS**

cash in hand paid by Miss Dixie Boyte the receipt of which is hereby acknowledged, And as further hereinafter set out and provided. That James Edward Manners, by this instrument, gives and grants a Life estate to the said Miss Dixie Boyte in the hereinafter described real estate, And should the death of the said Miss Dixie Boyte, pre=cede, the death of the said James Edward Manners, the Grantor herein, the said Life estate and all interest therein to the said Miss Dixie Boyte, will re=vert to the said James Edward Manners, his heirs and assigns.

I James Edward Manners, not married

~~have bargained and sold,~~ granted and given and by these presents do transfer and convey unto the said ========== I ~~James Edward Manners, an unmarried man~~ Miss Dixie Boyte a life estate, ~~as further shown in~~ ~~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 the east 50 feet of lots Nos. 45,47 on the plan of W.S.Settles Subdivision og Lot 7 of the Woodard Property of record in Book 57, page 132, Register's Office for said County, as follows:

Said partsof said Lots front 50 feet on the Southerly side of Clay Street and runs Back between parall lines 135 feet to the Northerly line of Lot NO.43

Form No. WD3a

BOOK 4210 PAGE 596

This instrument prepared by Fred K. Jones a real estate Broker
Office 1410 Buchanan Street, Nashville Davidson County Tennessee.

STATE TAX $ .26
PROBATE .50
TOTAL $ .76

FEB 9 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

~~Unimproved~~ ( ) This is improved ( ) property, known as 1307 Clay Sreet (House Number) (Street) Nashville (P. O. Address:) Tennessee (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 Miss Dixie Boyte a life estate ~~heirs and assigns forever~~

And I do covenant with the said ~~Miss Dixie Boyte~~ 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.

And I James Edward Manners, A life estate only ~~do further~~ covenant and bind heirs and representatives, to warrant and forever defend the title ~~to the~~ said land to the said ~~heirs and assigns against the lawful claims of all persons whomsoever.~~

Witness my hand this 6th day of February, 19 68, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Witness the mark
of James Edward Manners
Fred K. Jones

his
James Edward X Manners
mark

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 4210 PAGE 597

Personally appeared before me, Fred K Joner, a Notary Public in and for said County and State, the within named James Edward Manners

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 6th day of February, 1968

Fred K Joner, Notary Public

Commission Expires Feb 10th 1969

STATE OF
County of

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

05254

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

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

FEB 9 10 54 AM '68

NOTED BOOK 118 PAGE 241

RECORDING FEE $ 4.50

DEP. REG. .25

.....Notary Public

Commission Expires .....

STATE TAX $ .26
PROBATE .50
TOTAL $ .76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, FEB 9 1968, a Notary Public of the State and County aforesaid, personally appeared .....,

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

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 .....