Deed Prepared by James R. McKinney, Attorney, Madison, Tennessee 37115

WARRANTY DEED

BOOK 4227 PAGE 290

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. W. Manning, et ux.	same	Map 63
(NAME): Hudson Road	(NAME):	Par. 61
(STREET ADDRESS OR ROUTE NUMBER): Madison, Tennessee	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY-FIVE THOUSAND AND NO/100 ($35,000.00) *DOLLARS,* cash in hand paid receipt of which is hereby acknowledged, including the assumption of an indebtedness as evidenced by an instrument of record in Book 4194, Page 619, Register's Office for Davidson County, Tennessee,

we, R. B. Priest and wife, Elodia Priest, hereinafter called the Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* E. W. Manning, and wife, Mary Lillian 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 a parcel or tract of land in the 11th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Commencing at a point on the easterly margin of Hudson Road, said point located 119.1 feet south of an iron pin located at the intersection of Hudson Road and a private drive and extending from point along the easterly margin of Hudson Road in a southerly direction for a distance of 120 feet fronting on Hudson Road; thence extending between two lines in an easterly direction, the northerly line running north 78° 28' east and for a distance of 687.4 feet to a point; thence south 87° 45' east 2,179.4 feet to a point; thence south 88° 18' east for a distance of 612.5 feet to a point; thence south 87° 35' east for a distance of 2,234.9 feet to a point; thence south 88° 15' east to a point near the bank of the Cumberland River, the back line measuring 175 feet thereon, containing 12.60 acres more or less. Being the same property conveyed to R. B. Priest, and wife, Elodia Priest, by deed from Leonard Gauthier and wife, as of record in Book 4194, page 619, said Register's Office.

This is unimproved ( ) improved (X) property, known as Hudson (House Number) Road (Street), Madison (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 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.*

And we, the Grantors, *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.*

Witness our *hands this* 30 *day of* March, *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.*

X R B Priest

X Elodia Priest

BOOK 4227 PAGE 291

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Homer E. Chance a Notary Public in and for said County and State, R. B. Priest & wife Elodia Priest

the within named bargainor , 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 Madison Tennessee. this 30 day of Mar., 19 68.

Homer E. Chance Notary Public

Commission expires Oct 30-68

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

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $35,000.00.

Affiant R. B. Priest & Elodia Priest

Subscribed and sworn to before me this 30 day of March, 1968.

Homer E. Chance Notary Public

STATE TAX $ 91.00
PROBATE .50
TOTAL $ 91.50

APR 15 1968

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

WARRANTY DEED

FROM R. B. PRIEST, ET UX.

TO E. W. MANNING, ET UX.

12680

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 15 11 40 AM '68

NOTED: BOOK 118 PAGE 579
RECORDING FEE $ 3.00
DEP. REG. 2

Compliments of
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A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Rebel Realty Co.
Madison, Tenn.

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