BOOK 4329 PAGE 773

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,750.00

Larry E. Risner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 69.

C. Alex Meacham
Notary Public

MY COMMISSION EXPIRES: April 25, 1969

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas, Halliburton, Ballin & Fortas-918 Stahlman Building-Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry E. Risner (NAME)	Murphree Mortgage Company (NAME)	Map. 85-7
3119 Jenry Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par. 126
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, James A. Mann, and wife, Frances C. Mann, **

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry E. Risner, and wife, Betty J. Risner,

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. 258 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Pages 83 and 84, Register's Office for said County, and described as follows:

Said Lot No. 258 fronts 117 feet on the southeasterly side of Jenry Drive and runs back 151 feet on the northeasterly line and 132 feet on the southwesterly line to a dead line on which it measures 118.58 feet thereon.

Being the same property conveyed to James A. Mann, and wife, Anna P. Mann, by deed, from Carl Batson, and wife, Bettye H. Batson, recorded in Book 3135, Page 103, said Register's Office.

**I, James A. Mann, do hereby aver that Anna P. Mann, my wife at the time I purchased this property, died on January 7, 1964, in Davidson County, Tennessee, leaving the property to me as survivor of the tenancy by the entireties, under which we held said property.

This is unimproved ( ) improved (X) property, known as 3119 Jenry Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (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 their hand s this 7th day of April, 19 69.

James A. Mann

Frances C. Mann

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named James A. Mann, and wife, Frances C. Mann,

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, Davidson County, Tennessee, this 26th day of April 19 69.

Commission expires 3-3-70

[illegible]
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
James A. Mann, et ux

TO
Larry E. Risner, et ux
3119 Jenry Drive
Nashville, Tennessee

A 39096

IDENTIF. REFERENCE

MAY 1 12 27 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-1-69 CONV 18,750.00
MAY-1-69 STAX 8* 48.62
MAY-1-69 PRFEE 8* .50
MAY-1-69 WDEED 8* 3.00 * 52.12

This instrument prepared by: Thomas, Hallibur-ton, Ballin & Fortas-918 Stahlman Bldg. -Nashville, Tennessee.