TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:

First Federal S. & L. Assn.
(NAME)

Fourth at Union BOOK 4318 PAGE 113
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

Map 61-7

Par 291

15D

mp

For and in consideration of the sum of ----------($10.00)----------
----------Ten and no/100---------- DOLLARS

cash in hand paid by

James G. Manning and wife, Edwina D. Manning

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Rose Warner Briggs, unmarried,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their 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 Lot No. 4 and the westerly 40 feet of Lot No. 5 of Block "B" on the Map of Jackson Park, Section I, as of record in Book No. 843, page 17, Register's Office for said County, described as follows: BEGINNING at a point in the southerly margin of Kenwood Drive at the common corner of Lots Nos. 1 and 4; thence with the line between said lots along the east line of Lot No. 2 southwardly 220 feet 8 inches to a point; thence along the south line of Lots Nos. 4 and 5 eastwardly 103 feet, more or less, to a point; thence northwardly 170 feet, more or less, to a point in the southerly margin of Kenwood Drive; thence with the margin of the same, in a westerly direction around a curve 111 feet 10 inches, more or less, to the beginning. Being the same property conveyed to A. C. Briggs, Jr. and wife, Rose Warner Briggs, by deed from Vera Bell Wright Parrish, now Rushing, as of record in Book 2738, page 23, said Register's Office, the said A. C. Briggs, Jr. having since died.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and to taxes for the year 1969 which have been prorated and assumed by the Grantees.

This is ( ) unimproved (X) improved property, known as 1106 Kenwood Drive (House Number) (Street) P. O. Address: Nashville (City or Town) Tennessee (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 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.

Whenever 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 hands this 7th day of July, 1969.

Rose Warner Briggs

STATE OF TENNESSEE
DAVIDSON COUNTY

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

Rose Warner Briggs, unmarried,

the bargainors, 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 Nashville, Tennessee, this 7th day of July, 1969.

Commission expires Aug 3 1973 Notary Public ----------

TENNESSEE TITLE COMPANY

PLEASE MAIL TO - Mr. Jas. G. Manning, 1106 Kenwood Drive, Nashville, Tenn. 37216

Warranty Deed

FROM

ROSE WARNER BRIGGS

To

JAMES G. MANNING and wife,
EDWINA D. MANNING

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

BOOK 4348 PAGE 114

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IDENTIF. REFERENCE

JUL 8 3 04 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-8	CONV	18,700.00			
JUL-8	S'TAX		C*	48.62	
JUL-8	PR'FEE		C*	.50	
JUL-8	W'DEED		C*	3.00	* 52.12

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property intgrest herein transferred is $ 18,700.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 7 day of July, 1969

My commission expires: APR 28 1972

NOTARY PUBLIC AT LARGE, STATE OF TENNESSEE

Notary Public, in and for the aforesaid State and County.