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This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bennie W. Manley, Jr., et	Kimbrough-Kavanaugh & Associates	
(NAME:)	(NAME:)	MAP 133-11
3831 Vally Ridge Drive	416 Union St.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 173
Nashville, Tenn. 37211	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by the Grantees, herein, and their agreement to pay according to its terms the unpaid principal balance in the amount of Thirteen Thousand, Seven Hundred Fifty-Four and 16/100 Dollars ($13,754.16 as of October 1, 1969, more fully described in and secured by a Deed of Trust of record in Book 4016, Page 986, Register's Office for Davidson County, Tennessee.

We, William S. Comer and wife, Betty S. Comer, *have bargained and sold, and by these presents do transfer and convey unto the said* Bennie W. Manley, Jr. and wife, Diann M. Manley, 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. 220, on the Plan of Valley View Meadows, Section 2, of record in Book 3600, Page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 220 fronts 74.48 feet on the Westerly margin of Valley Ridge Drive and runs back 219.43 feet on the Northerly side and 185.04 feet on the Southerly side to a dead line in the rear on which it measures 106.14 feet.

BEING the same property conveyed to William S. Comer and wife, Betty S. Comer, by deed from Randall Phillips Builders, Inc., as of record in Book 4016, Page 984, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3831 (House Number) Valley Ridge Dr. (Street) Nashville (P. O. Address:) Tennessee (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 Bennie W. Manley, Jr. and wife, Diann M. Manley, their *heirs and assigns, forever.*

And we, William S. Comer and wife, Betty S. Comer, *do covenant with the said* Bennie W. Manley, Jr. and wife, Diann M. Manley, *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, William S. Comer and wife, Betty S. Comer, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bennie W. Manley, Jr. and wife, Diann M. Manley, their *heirs and assigns against the lawful claims of all nersons whomsoever.*

Witness our *hand*s *this* 15th *day of* September, 1969, *the said day and date.*

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,754.16. This is equal to or greater than the property would bring at a fair and voluntary sale.

Bennie W Manley

Sworn to and subscribed before me this 15th day of September, 1969

John Patrick Young NOTARY PUBLIC

If a corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on

William S. Comer

Betty S. Comer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William S. Comer and wife, Betty S. Comer,

the within named 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 15th day of September, 1969.

John Patrick Young Notary Public

Commission expires MAY 8, 1973

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.....

SEP 18 69 CONV 17,754.16

SEP 18 69 S'TAX A* 46.28

SEP 18 69 PR'FEE A* .50

SEP 18 69 W'DEED A* 3.00 * 49.78

WARRANTY DEED

FROM
William S. Comer, et ux

TO
Bennie W. Manley, Jr., et ux

A 54595

IDENTIF. REFERENCE

SEP 18 1 03 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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