WARRANTY DEED

BOOK 4430 PAGE 657

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight Manners (NAME)	Same (NAME)	Map 93-10
42 Arnold Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par 373
Westfield, Mass. 01085 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	All

For and in Consideration of the sum of TEN & NO/100 - ($10.00) - - - - - - - - - - - - - - - - - - *DOLLARS*

cash and other good and valuable considerations accepted as cash in hand paid by Dwight Manners, the receipt of all of which is hereby acknowledged.

I, Patricia Manners Cates

have bargained and sold, and by these presents do transfer and convey unto the said Dwight Manners, his heirs and assigns, my one-fourth undivided interest in and to ~~their heirs and assigns~~ *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Beginning on the easterly margin of Fifth Avenue South, formerly Summer Street, 191½ feet north of the northerly margin of Elm Street, as located on plan of record in Book 8, page 557, Register's Office for said County; thence with the easterly margin of said Avenue northwardly 65 feet to the southwest corner of the property conveyed to Mrs. Ella Bustard by deed from J. M. Nichols, et ux, of record in Book 97, page 102, said Register's Office; thence with her south line eastwardly 178 feet to an alley; thence with the westerly margin of said alley southwardly 65 feet to a point 191½ feet north of the northerly margin of Elm Street; thence westwardly and parallel with Elm Street 178 feet to the beginning.

Being the same property conveyed by from H. B. Manners, a widower, to H. B. Manners, Jr., Gloria L. Manners (now Peymbroeck), Dwight Manners and Patricia Manners Cates, in equal parts, as of record in Book 1345, page 591, Register's Office for Davidson County, Tennessee

This is improved property, known as 606 Fifth Avenue South, Nashville, Tennessee

This instrument prepared by Leon Ruben, Attorney-at-Law
125 Lafayette Street, Nashville, Tennessee

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11.00
5.00
6.00
#14.00

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,300.00

Affiant

Subscribed and sworn to before me this the 13th day of July, 1970.

~~Notary Public~~ Deputy Register

My Commission ~~expires~~

This is ~~unimproved~~ ( ) improved (X) property, known as 606 Fifth Avenue South, (House Number) (Street), P. O. Address: Nashville, (City or Town) Tennessee

one-fourth undivided interest in and to said

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dwight Manners, his *heirs and assigns, forever.*

And I *do covenant with the said* Dwight Manners *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, Patricia Manners Cates *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dwight Manners, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1st *day of* June, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

I, Sam T. Cates, join in this conveyance for the purpose of conveying any right which I may have as the result of my marriage to Patricia Manners Cates

X Patricia Manners Cates

X Patricia A. Cates

Patricia A. Cates, Attorney in Fact for Sam T. Cates, by the power that is vested in me, as of record in Book 4428, page 338, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor....., 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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Patricia Manners Cates and Patricia A. Cates attorney in fact for Sam T. Cates by its power that is vested in her as of record in Book 4428, page 338, Register Office for Davidson County, Tennessee.

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

Witness my hand and official seal at Dallas, Texas, *this* 2nd *day of* June, *19* 70.

Seal

x Shirley Francis, *Notary Public.*

Commission Expires x [illegible].

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.....

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WARRANTY DEED

FROM
Patricia Manners Cates

TO
Dwight Manners

A 8 3 3 6 3

IDENTIF. REFERENCE

JUL 13 9 50 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

JUL 13 70	CONV	*4,300.00				
JUL 13 70	S'TAX		A*	11.18		
JUL 13 70	PR'FEE		A*	.50		
JUL 13 70	W'DEED		A*	6.00	*	17.68