TTC - 217564

WARRANTY DEED

BOOK 4448 PAGE 201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evia Manier	Same	Map - 72-15
(NAME)	(NAME)	
1519 Riverside Drive		Par. 285
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100---------- ---------- ($10.00) ---------- *DOLLARS* and other good and valuable consideration including the agreement to assume and pay a vendor's lien note in the original principal amount of $6,500.00 payable to the order of Madeline Allen at the rate of $50.91 per month beginning October 1, 1964, and thereafter a like amount until paid in full or for a period of 17 years. Said payments include interest at the rate of 6% per annum to be applied first to interest and the remainder to principal. Lawrence C. Wright and wife, Jimmie Gale Wright *have bargained and sold, and by these presents do transfer and convey unto the said* Evia Manier, her *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 the south one-half of Lot No. 19 on the map of Sharpe and Horn Sixth Addition, as of record in Book 332, page 118, Register's Office for said County. Said part of said lot no. 19 fronts 51 feet on the east side of Riverside Drive and runs back between lines 330.5 feet on the south line and 317.3 feet on the north line to a dead line in the rear measuring 50 feet thereon. Being the same property conveyed to Lawrence Cooper Wright, and wife, Jimmie Gale Wright, by Madeline Allen, of record in Book 3818, page 717, Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 1519 Riverside Drive, Nashville, Tennessee (House Number) (Street) 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 Evia Manier, her *heirs and assigns, forever.*

And we *do covenant with the said* Evia Manier *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,* except for 1970 taxes and the vendor's lien note as herein set forth, secured of record in Book 3818, page 717, R.O.D.C.

And we, Lawrence Cooper Wright and wife, Jimmie Gale Wright, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Evia Manier, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hands *this* 26th *day of* September, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lawrence Cooper Wright

Jimmie Gale Wright

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Lawrence Cooper Wright and wife, Jimmie Gale Wright,

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 26th day of September, 19 70

Commission expires August 19, 1974 [illegible] Notary Public

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 for the transfer or value of the property transferred, whichever is greater, is $ 11,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

[illegible] AFFIANT

Subscribed and sworn to before me this 26 day of [illegible], 19 70.

[illegible] Notary Public

My Commission Expires: Aug 19, 1974

SEP 28 70	CONV	11,700.00			
SEP 28 70	S TAX		A*	30.42	
SEP 28 70	PR FEE		A*	.50	
SEP 28 70	W DEED		A*	3.00	* 33.92

WARRANTY DEED

FROM

LAWRENCE COOPER WRIGHT, et ux

TO

EVIA MANIER

THIS INSTRUMENT PREPARED [illegible]
HOWELL AND FISHER, ATTORNEYS
401 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE [illegible]/201
BY: [illegible]
ATTORNEY

A 9 1 2 7 3

IDENTIF. REFERENCE

SEP 28 1 34 PM '70

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENNESSEE

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