(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tenn.)

WARRANTY DEED

BOOK 4486 PAGE 450

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William W. Manning	(same)	11D 66755
(NAME) Hudson Road	(NAME)	Map 51-8
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS)	Par. 149
(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 by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, WILLIAM H. HOWELL, TRUSTEE, hereinafter called the grantor, have this day bargained and sold, and do hereby transfer and convey unto ~~the said~~ WILLIAM W. MANNING AND WIFE, BETTY JO R. MANNING, herein called the grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Section One, Morningside Heights, as of record in Book 1130, page 76, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Due West Avenue, being the northeast corner of the property marked on said plan "Mrs. W. A. Core", at a concrete monument; thence with the margin of Due West Avenue, easterly 39.65 feet to another concrete monument at the beginning of a curve; thence in a southeasterly direction around said curve, 47.1 feet to the westerly margin of Coreland Drive; thence with the margin of the same, southerly 120 feet to the corner of Lots Nos. 1 and 2; thence with the line between said lots, westerly 127.25 feet to a point in the line of said Mrs. W. A. Core's property; thence with the line of the same, northerly 160 feet to the beginning.

Being the same property conveyed to William H. Howell, Trustee, by deed from Frank J. Hylla and wife, Lois S. Hylla, of record in Book 4443, page 51, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 1334, page 345; setback lines and easements shown on Plan of record in Book 1130, page 76, all in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 10th day of March 19 71

My commission expires: 12-17-74 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 106 Due West Avenue, (House Number) (Street) Madison, P. O. Address: Tennessee 37115 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their ~~successors~~, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as stated herein.

I further covenant and bind myself, my successors ~~and~~ representatives, to warrant and forever defend the title to said real estate to said grantees, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 10th day of March, 19 71, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William H. Howell, Trustee
(William H. Howell, Trustee)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* William H. Howell, Trustee,

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

Witness my hand and official seal at Madison *Tennessee, this* 10th *day of* March *, 19* 71.

Mrs William H. [illegible] *Notary Public*

Commission expires 12-17-74

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.....

WARRANTY DEED

FROM

WILLIAM H. HOWELL, TRUSTEE

TO

WILLIAM W. MANNING ET UX

B 07782

IDENTIF. REFERENCE

MAR 16 1 21 PM '71

FELIX A. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

MAR 16	CONV	20,000.00			
MAR 16	S'TAX		A*	52.00	
MAR 16	PR'FEE		A*	.50	
MAR 16	W'DEED		A*	3.00	* 55.50

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail Deed to: W. W. Manning
Hudson Road
Madison, Tenn. 37715