Buyer: Carl Collins
Collins Auto Service
6015 Highway 100
Nashville, Tenn. 37205

Tax Bills - Same

Map 104-16
Par. 65

WARRANTY DEED

WHEREAS, by an instrument duly executed and acknowledged by Mary O. Manby, on September 21, 1970, the said Mary O. Manby, a widow, did constitute and appoint her daughter, Jane M. Rhea, and her son-in-law, C. O. Rhea, Jr., as her attorneys in fact and general business agents to act for her interests, use and benefit, and in her name, place and stead, in all matters affecting her property and affairs, said instrument being of record in Book , page , Register's Office of Davidson County, Tennessee, to which reference is made for all of the terms and provisions thereof;

NOW, THEREFORE, Mary O. Manby, acting by and through her duly appointed and authorized attorneys in fact and general business agents, Jane M. Rhea and C. O. Rhea, Jr., for and in consideration of the sum of FIFTEEN THOUSAND FIVE HUNDRED FORTY DOLLARS ($15,540.00) cash in hand paid to her, by Carl Collins, receipt of which is hereby expressly acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Carl Collins, his heirs and assigns, forever, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

> The easterly fifty (50) feet of Lot No. 129 and the westerly twenty-five (25) feet of Lot No. 130 on the revised plan of George W. Blair's subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee, said easterly part of Lot No. 129 and the westerly part of Lot No. 130 together front seventy-five (75) feet on the southerly side of Blair Avenue (now known as Blair Boulevard) and run back between parallel lines one hundred seventy (170) feet to an alley.
>
> Being the same property conveyed by deed of Thomas W. Gardner and wife, Alice R. Gardner, to Mary O. Manby of record in Book 581, page 332, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging, to the said Carl Collins, his heirs and assigns forever. And the said Grantor, Mary O. Manby, by her duly appointed and authorized attorneys in fact, does covenant with the said Carl Collins that she is lawfully

seized and possessed of said land in fee simple, has good right to convey it, and the same is unincumbered, except for taxes for the current year which are prorated and assumed by the Grantee.

And the said Mary O. Manby does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Carl Collins, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned, Jane M. Rhea and C. O. Rhea, Jr., as attorneys in fact and business agents for Mary O. Manby have hereunto set our hands this 25th day of May, 1971.

B16844

T
IDENTIF. REFERENCE

JUN 1 1 26 PM '71
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Jane M. Rhea

C. O. Rhea, Jr.

STATE OF TENNESSEE]

DAVIDSON COUNTY]

Personally appeared before me, Norton B. Howell, Jr.
a Notary Public in and for said County and State, the within named Jane M. Rhea and C. O. Rhea, Jr., with whom I am personally acquainted, and who acknowledged that they, as the duly appointed and authorized attorneys in fact and general business agents for Mary O. Manby, and in her place and stead, executed the foregoing instrument for the purposes therein contained.

JUN-1	CONV	15,540.00			
JUN-1	S'TAX		A*	40.30	
JUN-1	PR'FEE		A*	.50	
JUN-1	W'DEED		A*	3.00	* 43.80

WITNESS my hand and official seal at Nashville, Tennessee this 25th day of May, 1971.

NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: January 29, 1972

I hereby swear or affirm that the actual consideration for the transfer or value of the property, transferred, whichever is greater is $ 15,540.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn to before me this 25th day of May, 1971.

NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 24, 1972

THIS INSTRUMENT PREPARED BY
HOWELL AND FISHER, ATTORNEYS
[illegible]
NASHVILLE, TENNESSEE 37201

BY: Norton B. Howell

ATTORNEY