Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$12,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 71

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5-10-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Ray Manning Etux (NAME)	Mortgage Associates, Inc. (NAME)	3D58235
343 Tamworth Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map-95-8
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par.-48

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert J. Petty et ux Lillian Louise Petty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Ray Manning Et ux Suzanne Manning

HEREINAFTER CALLED THE GRANTEES, 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. 198 on the Map of Eva Mor Heights, Section III, as of record in Book 1835, page 92, Register's Office for said County.

SAID Lot No. 198 fronts 60 feet on the south side of Tamworth Drive and extends back 228 feet on the west line and 260 feet on the east line to a dead line in the rear, measuring 86.76 feet thereon.

BEING the same property conveyed to Robert J. Petty et ux Lillian Louise Petty, by deed from Edmond Price Craighead et ux Gertrude G. Craighead, of record in Book 3887, page 327, Register's office aforesaid county.

THIS conveyance, however, is subject to a Deed of Trust securing a note payable to Advance Mortgage Company, loan #20-17-03245, in the approximate unpaid balance of $7,879.19 and also a Deed of Trust securing a note payable to Home Federal Savings and Loan, Nashville, Tennessee, loan #202332-4, in the approximate unpaid balance of $1,753.36 to be assumed by the buyer herewith. Deed of Trust of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 343 Tamworth Drive, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of May, 19 71

Robert J. Petty

Lillian Louise Petty

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Robert J. Petty Et ux Lillian Louise Petty

the bargainor S, 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 28th day of May 1971

Commission expires 5-10-75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ROBERT J. PETTY ET UX

LILLIAN LOUISE PETTY

TO

DONALD RAY MANNING ET UX

SUZANNE MANNING

B 2 1 7 6 8

IDENTIF. REFERENCE

JUL 7 9 49 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

JUL-71	CONV	12,850.00				
JUL-71	S TAX		A*	33.28		
JUL-71	PR FEE		A*	.50		
JUL-71	W DEED		A*	4.00	*	37.78