WARRANTY DEED

BOOK 4558 PAGE 216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Manley (NAME:)	SAME (NAME:)	Map. 133-3 Par. 52
164 Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	AW

For and in Consideration of the sum of Ten Dollars and No/100---------- ---------- *DOLLARS*

cash in hand paid by William R. Manley and wife, Sherrie B. Manley and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said William R. Manley and wife, Sherrie B. Manley have assumed and agree to pay the balance of an original indebtedness secured by a Vendor's lien retained in deed of record in book 4441, page 852, Register's Office for Davidson County.

This Instrument Was Prepared By
Dewey W. Pedigo (mc)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

Henry H. Stepp and wife, Shirley A. Stepp ----------*have bargained and sold, and by these presents do transfer and convey unto the said* William R. Manley and wife, Sherrie B. Manley, their ----------*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Lot No. 18 on the map of the Hinchey Petway Lands, of record in Minute Book "I", page 442, Chancery Court at Nashville, and being further described according to a survey by James L. Murphy, Jr., & Co., dated July 28, 1970, as follows:
Beginning at an existing iron pin lying on the southerly line of the Robert L. Moyer property, as of record in Book 2924, page 47, Register's Office of Davidson County, Tennessee, said iron pin being further described as the northeast corner of the herein described tract and as lying south 84 degrees 32 minutes 42 seconds west a distance of 79 feet from an existing concrete monument, said monument is further described as being the southeast corner of the said Robert L. Moyer property; thence leaving said southerly property line of said Robert L. Moyer and running with the westerly property line of W. H. Cherry, as of record in Book 3338, page 153, said Register's Office, south 0 degrees 15 minutes 50 seconds east a distance of 204.90 feet to a point lying on the northerly margin of Antioch Pike, as widened, said point being further described as the southeast corner of the herein described tract and the southwest corner of the said W. H. Cherry property; thence leaving the said W. H. Cherry's westerly property line and running with the said northerly margin of Antioch Pike, as widened, south 83 degrees 30 minutes west a distance of 100.17 feet to a point, said point further described as being the southeast corner of the E. J. Rodgers property, as of record in Book 2105, page 63, said Register's Office, and also being the southwest corner of the herein described tract; thence leaving said northerly margin of Antioch Pike, as widened, and running with the easterly

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this conveyance is 78.69 32

Subscribed and sworn to before me, this the 3rd day of December 19 71

+ Wm R. Manley
Affiant

My commission expires: June 6 1972 (Affix Seal)

Mary Emery
Notary Public

NOTARY

property line of the said E. J. Rodgers property north 0 degrees 15 minutes 50 seconds west a distance of 206.74 feet to a point lying on the southerly property line of L. E. Durrett, as of record in Book 2281, page 508, said Register's Office, said point being further described as the northeast corner of the said E. J. Rodgers property and the northwest corner of the herein described tract; thence leaving the easterly property line of the said E. J. Rodgers and running with the southerly property lines of the said L. E. Durrett, Walter E. Green, as of record in Book 3764, page 303, said Register's Office, and the said Robert L. Moyer north 84 degrees 32 minutes 42 seconds east a distance of 100.00 feet to the point of beginning containing 0.47, more or less, acre.

Being the same property conveyed to Henry H. Stepp and wife, Shirley A. Stepp, by deed from Edward F. Boone and wife, Ruth Boone, of record in Book 4441, page 852, Register's Office for Davidson County, Tennessee.

B40048

IDENTIF. REFERENCE

DEC 3 1 19 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 164 Antioch Pike (House Number) (Street) Nashville, Tennessee 37211 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 William R. Manley and wife, Sherrie B. Manley *their heirs and assigns, forever.*

And We *do covenant with the said* William R. Manley and wife, Sherrie B. Manley *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.*

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* William R. Manley and wife, Sherrie B. Manley *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 30th *day of* November, *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.*

x Henry H Stepp

x Shirley A Stepp

use this
a. M.

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STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Fresno

Personally appeared before me, VLADIMIR S. NOVAK, a Notary Public in and for said County and State, the within named Henry H. Stepp and wife, Shirley A. Stepp

the 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 Fresno, California ~~Tennessee~~, this 30th day of November 19 71

OFFICIAL SEAL
VLADIMIR S. NOVAK
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
FRESNO COUNTY
My Commission Expires October 1, 1972

Vladimir S. Novak, Notary Public.

Commission Expires

STATE OF
COUNTY OF

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, this day of, 19.

, Notary Public.

Commission Expires

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 DEC-3 CONV 13,569.32, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as DEC-3 STAX A* 35.36 DEC-3 PRTEE A* 50 DEC-3 RTDEED A* 6.00 * 41.86

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires