BOOK 4563 PAGE 455

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lula Belle Austin (NAME)	The Lomas & Nettleton Company (NAME)	Map 096-5
249 Cumberland Circle (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	P. 46
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00--
------------------------TEN AND NO/100--------------------------- *Dollars,*

Cash paid by Lula Belle Austin, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $16,350.00, secured by a deed of trust to George I. Wilson, Trustee, dated May 8, 1970, filed May 12, 1970, and recorded in book 4416, page 921, Register's Office for Davidson County, Tennessee.

We, Samuel S. Mann and wife, Virginia N. Mann,

have this day bargained and sold, and do hereby transfer and convey unto the said

Lula Belle Austin,

her XXXXXX *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 53 on the Map of Bluefields, of record in Book 843, page 34, Register's Office for said County, and described according to a copy of a survey madeby Z. J. Wilkinson, Surveyor, January 17, 1951, as follows:
Beginning at a point in the north margin of Cumberland Circle 78 feet east of the common corner of Lots 53 and 54; thence northerly 301 feet to a point which is 50 feet east of the common corner of Lots 53 and 54; thence easterly 70 feet to a point which is 45 feet west of the common corner of lots Nos. 52 and 53; thence southerly 323 feet to an iron pin in the north margin of Cumberland Circle which is 2 feet west of the corner of Lots 52 and 53; thence with the margin of said Circle westerly 100 feet to the beginning.
Being the same property conveyed to Samuel S. Mann and wife, Virginia N. Mann by deed from Sophia Kulczycki, of record in book 4416, page 919, Register's Office for said County.

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 20th day of December 1971

Lula Belle Austin
Affiant

My commission expires: 8/9/72 (Affix Seal)

[signature]
Notary Public

This is unimproved ( ) / improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Lula Belle Austin, her

XXXXXXX

heirs and assigns forever. We *covenant that* we are *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.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lula Belle Austin, her

XXXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 20th *day of* December, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Samuel S. Mann
Samuel S. Mann

x Virginia N. Mann
Virginia N. Mann

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Samuel S. Mann and wife, Virginia N. Mann, *the within named 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* 20th *day of* December, *19*71.

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

DEC22 CONV 20,000.00
DEC22 S'TAX A* 52.00
DEC22 PRFEE A* .50
DEC22 WDEED A* 4.00 * 56.50

WARRANTY DEED

FROM
Samuel S. Mann, et ux
TO
Lula Belle Austin

B 4 2 3 3 4

IDENTIF. REFERENCE

DEC 22 11 39 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.