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| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Richard A Manning | First & Mid-South Mortgage Co. | |
| (NAME) 6701 Darden Place | (NAME) 410 Union Street | Map 162-12 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | Pcl. 76 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; we,

FRANK S. WOOD and wife, KEITT M. WOOD,

| | | | | | |
|---|---|---|---|---|---|
| APR-3[illegible] | CONV | 28,500.00 | | | |
| APR-3[illegible] | S'TAX | | A* | 74.10 | |
| APR-3[illegible] | PR'FEE | | A* | .50 | |
| APR-3[illegible] | W'DEED | | A* | 4.00 | * 78.60 |

have bargained and sold, and by these presents do transfer and convey unto the said grantees, RICHARD A. MANNING and wife, MARGARET G. MANNING,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 255 on the Plan of Horton Heights, Section E, as of record in Book 2133, page 84, Register's Office for said County, described as follows: BEGINNING at a point on the southeasterly margin of Darden Place, the common corner of Lots 254 and 255; thence in a southeasterly direction along the line between said two lots, 178.3 feet to the common corner of Lots Nos. 254 and 255, and 256; thence in a northeasterly direction along the line between Lots 255 and 256, 185.0 feet to a point in the southwesterly margin of Summerly Drive; thence with the margin of said Drive, in a northwesterly direction 175.0 feet to the beginning of a curve; thence around said curve in a northwesterly and southwesterly direction 39.3 feet to a point in the southeasterly margin of Darden Place; thence with the margin of said Darden Place in a southwesterly direction 228.3 feet to the point of beginning.
Being the same property conveyed to Frank S. Wood and wife, Keitt M. Wood, by deed from Phillip W. Evans and wife, of record in Book 4136, page 614, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to the lien of taxes for 1972.

unimproved ( )
This is improved (X) property, known as 6701 Darden Place (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 30 day of March, 19 72.

Frank S. Wood

Keitt M. Wood

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Wm. C. Caldwell, a Notary Public in and for said County and State, the within named Frank S. Wood and wife, Keitt M. Wood,

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 30 day of March, 1972.

My commission expires 5/13/75 Notary Public Wm. C. Caldwell

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon this oath acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation, and that he as such _____ 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 _____.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

✓ Richard A. Manning

Sworn to and subscribed before me this 30th day of March, 1972

My commission expires 5/13/75 Notary Public Wm. C. Caldwell

This instrument was prepared by:

John J. Archer, 300 Jas. Robertson Pkwy., Nashville, Tn. 37201
Name Address

WARRANTY DEED

FROM FRANK S. WOOD et ux

TO RICHARD A. MANNING et ux

B 54377

IDENTIF. REFERENCE

APR 3 3 44 PM '72

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

PLEASE RETURN TO
ENTRE[illegible]NSON & HOLLA[illegible]
2011 P[illegible] BUILDING
NASHVILLE, TENNESSEE 37219