WARRANTY DEED

BOOK 4681 PAGE 734

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Manning, Jr. (NAME)	John Manning, Jr. (NAME)	98
5200 Anchorage Dr. (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	1/38.14
Nashville, Tn. 37220 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*

and other good and valuable consideration accepted as cash, receipt of which is hereby acknowledged.

This Instrument Prepared by:
Joe P. Binkley, Jr.
1601 Parkway Towers
Nashville, Tennessee 37219

FEB16 CONV *2,600.00
FEB16 S'TAX A* 6.76
FEB16 PR'FEE A* .50
FEB16 W'DEED A* 8.00 * 15.26

We, Benjamin L. Patterson and wife, Mai G. Patterson

have bargained and sold, and by these presents do transfer and convey unto the said John Manning, Jr. *his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and being a part of the land conveyed to Benjamin L. Patterson and wife Mai G. Patterson, as of record in Book 3702, page 341, Register's Office, Davidson County, Tennessee, and described as Lot No. 2 according to an unrecorded survey made by Donald R. Carver, Engineer on February 10, 1973, and shown as Lot No. 2 on said survey described as follows, to-wit:

BEGINNING at a concrete monument, said point being the southwest corner of Lot No. 2 and the southeast corner of Paul W. Lannom property as of record in Book 4576, page 465, Register's Office, Davidson County, Tenn., thence north 88° (degrees) 12' west 150.25 feet to an iron pin, said iron pin being the southwest corner of Lot No. 2 and the southeast corner of Lot No. 1; thence north 2° (degrees) 30' east 793.0 feet to an iron pin, said iron pin being the northeast corner of Lot No. 2 and the northwest corner of Lot No. 1; thence south 85 degrees, 10' east 150.4 feet to an iron pin, said iron pin being the northwest corner of Lot No. 2 and the northeast corner of Paul W. Lannom property as of record in Book 4576, page 465, Register's Office, Davidson County, Tennessee; thence south 2 degrees, 30' west 785.0 feet to the concrete monument being the point of beginning and containing 2.734 acres more or less.

BEING part of the same property conveyed to Robert E. Baker, Trustee by Deed from Eugene Brown, etal, of record in Book 3673, page 189, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 2,600.00

Affiant

Subscribed and sworn to before me, this the 16th day of Feb. 19 73

Notary Public

My commission expires: 10-29-75

(Affix Seal)

The above described property is conveyed subject to a TVA easement of record in Book 1255, page 347, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to a restriction that if a residence is constructed on said property, it must contain at least 600 square feet of livable floor area.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... 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 John Manning, Jr., his *heirs and assigns, forever.*

And they *do covenant with the said* John Manning, Jr. *that* they 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, Benjamin L. Patterson and wife, Mai G. Patterson *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* John Manning, Jr., his *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 16th *day of* February, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Benjamin L. Patterson

Mai G. Patterson

John Manning, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dolores K. Robinson, *a Notary Public in and for said County and State, the within named* Benjamin L. Patterson and wife, Mai G. Patterson

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* 12 *day of* February, *19*72.

Dolores K. Robinson, *Notary Public.*

Commission Expires 10/29/75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dolores K. Robinson, *a Notary Public in and for said County and State, the within named* John Manning, Jr.

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 12 *day of* February, *19*73.

Dolores K. Robinson, *Notary Public.*

Commission Expires 10/29/75

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.....

WARRANTY DEED

FROM

Benjamin L. Patterson and wife,
Mai G. Patterson

TO

John Manning, Jr.

This Instrument Prepared by:

Joe P. Binkley, Jr.
Attorney at Law
1601 Parkway Towers
Nashville, Tenn. 37219

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

IDENTIF. REFERENCE
FEB 16 3 23 PM '73
DAVIDSON COUNTY, TENN.
B9 5121

BOOK 4681 PAGE 737