This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

BOOK 4729 PAGE 576

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Edward Herron, et ux	First Federal Savings & Loan Association	6D-32975
(NAME:)	(NAME:)	
5053 Dovecote Drive	Fourth and Union Streets	146-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37219	Par. 32
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN - - ($10.00) and NO/100 - - - - DOLLARS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated October 5, 1971, in the original principal sum of $21,800.00, payable to First Federal Savings and Loan Association of Nashville in monthly installments of $145.19, including interest, said note being secured by a deed of trust executed by Archie L. Manis, Jr. and wife, Bennie W. Manis, to T. I. Holman, Jr., Trustee, of record in Book 4542, page 916, Register's Office for Davidson County, Tennessee.

WE, ARCHIE L. MANIS, JR., and wife, BENNIE W. MANIS, *have bargained and sold, and by these presents do transfer and convey unto the said* PAUL E. HERRON and wife, MAUREEN C. HERRON, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 59 on the Map of Section One Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123, and 124, Register's Office for said County.

Said Lot No. 59 fronts 100 feet on the southwesterly side of Dovecote Drive and runs back between lines, 362.2 feet on the northwesterly line and 292.1 feet on the southeasterly line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Archie L. Manis, Jr., and wife, Bennie W. Manis, by deed from Billy Jarman Martin and wife, Doris L. Martin, as of record in Book 4542, page 913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantees.

unimproved ( )
This is improved (X) property, known as 5053 Dovecote Drive, Nashville, Tennessee 37211
(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 Paul E. Herron and wife, Maureen C. Herron, their, *heirs and assigns, forever.*

And we *do covenant with the said* Paul E. Herron and wife, Maureen C. Herron *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,* except as shown above, and for the 1973 taxes which have been assumed by the grantees.

And we, Archie L. Manis, Jr., and wife, Bennie W. Manis, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Paul E. Herron and wife, Maureen C. Herron, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 17th *day of* July, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Archie L. Manis, Jr.
Archie L. Manis, Jr.

Bennie W. Manis
Bennie W. Manis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Archie L. Manis, Jr. and wife, Bennie W. Manis

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 17th *day of* July, *19* 73

NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission expires My Commision Expires Oct. 19, 1975

Helen M Blakely *Notary Public*

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 _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $28,000.00.

Subscribed and sworn to before me, this 17th day of July, 1973.

Paul Herron
Affiant

My Commision expires Oct. 19, 1975

Helen M Blakely
Notary Public

JUL 20 73	CONV	28,000.00			
JUL 20 73	STAX		A*	72.80	
JUL 20 73	PRFEE		A*	.50	
JUL 20 73	WDEED		A*	4.00	* 77.30

C 16030

IDENTIF. REFERENCE

JUL 20 8 50 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
ARCHIE L. MANIS, JR., ETUX

TO
PAUL E. HERRON, ETUX

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE