This instrument prepared by:
Williams & Shields, Attys.
310 Gallatin Rd., South
Madison, Tennessee 37115

BOOK 4744 PAGE 350

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Jesse W. Maness (NAME) | Same as New Owner (NAME) | 22 |
| 5055 Ridge Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 6.21 pt |
| Joelton, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of $10.00 OVC

TEN AND NO/100---------- Dollars,

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, L. J. Proctor and wife, Addene Proctor

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

Jesse W. Maness and wife, Ella May Maness, their

(successors), heirs and assigns,

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

Land in the 14th Civil District of Davidson County, Tennessee, being the westerly part of Tract No. 2 as described in Book 4658, page 598, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Donald W. Fortner, dated July 26, 1973, as follows:

BEGINNING at a point in the northerly margin of Ridge Hill Drive, said point being 2372.23 feet west of the M. B. Spruill property, as of record in Book 3761, page 337, Register's Office of Davidson County, Tennessee; thence N. 4 degrees 59' W. 1550.00 feet to a point; thence S. 84 degrees 38' E 100.00 feet to a point; thence N. 4 degrees 59' W. 363.75 feet to a point; thence N. 59 degrees 00' 30" W 210.00 feet to a point; thence S. 2 degrees 35' E 1992.58 feet to a point in the northerly margin of Ridge Hill Drive; thence eastwardly along the margin of said Drive 161.05 feet to the point of beginning, containing 6.15 acres, more or less.

Being part of the same property conveyed to L. J. Proctor and wife, Addene Proctor, by deed from William C. Gifford and wife, Sue Gifford, of record in Book 4658, page 598, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,500.00

Subscribed and sworn to before me, this the 29 day of August 19 73

Affiant

My commission expires: July 27 1977 (Affix Seal)

Notary Public

This is unimproved (XX) 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

JESSE W. MANESS AND WIFE, ELLA MAY MANESS, their

(successors),

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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said JESSE W. MANESS AND WIFE, ELLA MAY MANESS, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 29th day of August, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

L. J. Proctor

Addene Proctor

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned authority *a Notary Public in and for said County and State,* L. J. Proctor & wife, Addene Proctor

*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* Joelton *this* 29 *day of* August, *19* 73

Geo E Dewitt *Notary Public*

*Commission expires* July 27 1977

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* .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1500.00, Affiant Jesse W. Manes
Subscribed and sworn to before me this 7th day of Sept 1973
Deputy Register W. Williams

| | | | | | | |
|---|---|---|---|---|---|---|
| SEP-7 | CONV | *1,500.00 | | | | |
| SEP-7 | STAX | | A* | 3.90 | | |
| SEP-7 | PRFEE | | A* | .50 | | |
| SEP-7 | DEED | | A* | 4.00 | * | 8.40 |

WARRANTY DEED

FROM L. J. Proctor et ux

TO JESSE W. MANESS et ux

C 22869

IDENTIF. REFERENCE

SEP 7 11 00 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS