This form furnished by Sumner County Title Co.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Sumner }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 18,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 19 73.

Notary Public

MY COMMISSION EXPIRES: November 13, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harlan Martin, Attorney at Law, P. O. Box 676, Hendersonville, Tennessee 37075

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Geraldine Manning (NAME)	Guaranty Mortgage Company of Nashville (NAME)	59-16
2805 Old Matthews Road (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue, North (STREET ADDRESS)	2.16
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PD

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jones Homes, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geraldine Manning

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 13th Civil District, Annexed, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 213, on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Page 45, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more particular description of said lot.

Being a portion of the property conveyed to Jones Homes, Inc. by deed from Jones Enterprises, Inc., dated September 21, 1971, filed for record November 8, 1971 at 2:54 P. M. in Book 4551, Page 442, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4551, Page 440, Register's Office for Davidson County, Tennessee, and to set-back lines and easements as may appear of record.

This is unimproved ( ) improved (X) property, known as 2805 Old Matthews Road, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. Wherever 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 hand s this 7th day of September, 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.

JONES HOMES, INC.

BY: VICE PRESIDENT

BOOK 4745 PAGE 102

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Sumner

Before me, Elizabeth N. Thomson, a Notary Public within and for the State and County aforesaid, personally appeared John H. Pulley, Jr. with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Vice President of the Jones Homes, Inc. the within named bargainor, a corporation, and that (he) as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John H. Pulley, Jr., as such Vice President.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 7th day of September, 1973.

My commission expires November 13, 1974

Elizabeth N Thomson
Notary Public

RETURN TO HARLAN MARTIN
BOX 1 HENDERSONVILLE, TENN.

C 2 3 2 1 2

WARRANTY DEED

FROM JONES HOMES, INC.

TO GERALDINE MANNING, UNMARRIED

IDENTIF. REFERENCE

SEP 11 10 27 AM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

SEP 11 73	CONV	18,600.00			
SEP 11 73	STAX		A*	48.36	
SEP 11 73	PRFEE		A*	.50	
SEP 11 73	WDEED		A*	4.00	* 52.86