BOOK 4747 PAGE 863

This Instrument Was Prepared By
KENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mail to: James G. Manning, Jr. (NAME)	Fidelity Federal S. & L. Assn. (NAME)	
308 Ocala Court South (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	162-5
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	218

FOR AND IN CONSIDERATION of the sum of ($10.00)----------

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

cash in hand paid by James G. Manning, Jr., and wife, Sue Utley Manning, and other good and valuable consideration the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

JAMES G. MANNING, JR., AND WIFE, SUE UTLEY MANNING, their ~~XXXXX~~ *(succession), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Hickory Valley, Section 3, as of record in Book 4460, page 86, Register's Office for said County, to which reference is here made.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr., and wife, of record in Book 4314, page 657, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 4604, page 526, and Book 4630, page 548; and easements, setback lines, conditions of owners certificate, etc., as shown on plan of record in Book 4460, page 86, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,325.00

Affiant

Subscribed and sworn to before me, this the 17th day of September 19 73

Notary Public

My commission expires: May 7, 1974
(Affix Seal)

This is improved (X) unimproved ( ) property, known as 308 Ocala Court South (House Number) (Street) Nashville, Tennessee 37211 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

James G. Manning, Jr. and wife, Sue Utley Manning, their ~~XXXXXX~~

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

James G. Manning, Jr. and wife, Sue Utley Manning, their ~~XXXXXX~~

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

Witness my *hand this* 17th *day of* September, *19* 73 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RANDALL PHILLIPS BUILDERS, INC.

By: Lunsford M. Hollins, Jr.
Vice-President

BOOK 4747 PAGE 864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mrs. Joe L. Jenkins, *a Notary Public of the State and County aforesaid, personally appeared* Lunsford M. Hollins, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice-President *of the* Randall Phillips Builders, 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* him *self as* Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 17th *day of* September, *19* 73.

Mrs Joe L Jenkins *Notary Public*

Commission expires May 7, 1974

042110-5

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

James G. Manning, Jr., et ux.

SEP 19?3 CONV 28,325.00
SEP 19?3 STAX A* 73.58
SEP 19?3 PRFEE A* .50
SEP 19?3 WDEED A* 4.00 * 78.08

C 24543

IDENTIF. REFERENCE

SEP 19 3 09 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

LOAN ASSOCIATION OF NASHVILLE