THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4757 PAGE 391

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-7-18	Mr/Mrs James W. Menzie same as below .	Collateral Investment Company 2236 Fourth Avenue Birmingham, Alabama
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-5051	7345 Cavalier Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JCT23	CONV	33,500.00			
JCT23	S'TAX		A*	87.10	
JCT23	PR'FEE		A*	.50	
JCT23	W'DEED		A*	4.00	* 91.60

RICHARD J. McMANNON and wife, SHIRLEY M. McMANNON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES W. MENZIE and wife, BETTY JANICE MENZIE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 78 on the Plan of Cross Timbers Subdivision, Section II, as of record in Book 3700, page 92.

Said Lot No. 78 fronts 83 feet on the southerly side of Cavalier Road and extends back 254.58 feet on the westerly line and 282.4 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 96.49 feet.

Being the same property conveyed to Richard J. McMannon and wife, Shirley M. McMannon, by deed from James E. Whiteand David A. Floyd, as of record in Book 4295, page 253.

This conveyance is made subject to restrictions of record in Book 4064, page 909.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of October, 1973.

Shirley M. McMannon

Richard J. McMannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4757 PAGE 392

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Richard J. McMannon and wife, Shirley M. McMannon 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, the 18th day of October, 1973.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 33,500.00 James W. Menzie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 1973

MY COMMISSION EXPIRES: July 27, 1977 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

RICHARD J. McMANNON and wife

TO

JAMES W. MENZIE and wife

C 2 8 6 2 2

IDENTIF. REFERENCE

OCT 23 9 03 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: Greater Nashville
Escrow & Closing Company
310 Gallatin Rd., South
Madison, Tenn. 37115
ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public