This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
P. O. Box 2541
Nashville TN 37219

Mail

WARRANTY DEED

G-235537-TTC

BOOK 4792 PAGE 167

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ulysses Manning et ux	SAME	13D-17431
(NAME) 1902 East Cahal Avenue	(NAME)	Map & Par
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS)	59-0-140
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ------ ($10.00) --------- *Dollars,*
cash in hand paid and other good and valuable consideration,
the receipt of which is hereby acknowledged,

we, Henry W. Bowers, Jr. and wife, Neva K. Bowers,

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

Ulysses Manning and wife, Tommie C. Manning,

their *(successors), heirs and assigns,*

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

Being Lot No. 1 on the Plan of Vista Estates, of record in Book 4460, page 196, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 150.0 feet on the west margin of Beal's Lane, and extends back 290.0 feet on the north line, and 293.4 feet on the south line, to a line on the rear, on which it measures 151.4 feet.

Being the property conveyed to Henry W. Bowers, Jr. and wife, Neva K. Bowers, by deed from Howard B. Moore, and wife, Margie M. Moore, of record in Book 4309, page 129, Register's Office for said County.

This conveyance is made subject to restrictions which may be made applicable; and the recorded plan shows an Owner's Certificate, a 140-foot setback line from Beal's Lane, and a 10-foot easement for public utilities and drainage along the west line, and a 10-foot drainage easement along the north line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Subscribed and sworn to before me, this the 26th day of February 19 74

Affiant: Ulysses Manning

My commission expires: My Commission Expires Nov. 8, 1975 (Affix Seal)

Notary Public: Ina N. Kent

STATE OF TENNESSEE DAVIDSON COUNTY

This is unimproved (X) improved ( ) property, known as Lot #1, Beal's Lane, Nashville, Tennessee 37218
(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

Ulysses Manning and wife, Tommie C. Manning,

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* Ulysses Manning and wife, Tommie C. Manning,

their

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

Witness our *hand* s *this* twenty-sixth *day of* February, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Neva K Bowers
Neva K. Bowers

Henry W Bowers Jr.
Henry W. Bowers, Jr.

[redacted] [redacted]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry W. Bowers, Jr. and wife, Neva K. Bowers,

the within named bargainors, 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 26th day of February, 19 74

My Commission Expires Nov. 8, 1975

Commission expires

Notary Public



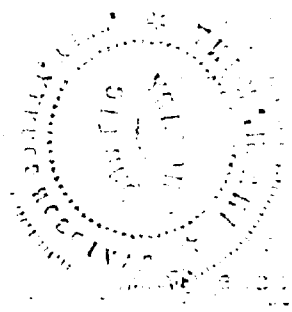
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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



FEB28'74	CONV	*8,000.00			
FEB28'74	$TAX		A*	20.80	
FEB28'74	PR'FEE		A*	.50	
FEB28'74	W'DEED		A*	4.00	* 25.30

WARRANTY DEED

FROM

HENRY W. BOWERS, JR., et ux

TO

ULYSSES MANNING et ux

C 4 3 7 1 5

IDENTIF. REFERENCE

FEB 28 8 38 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Rd., Nashville, Tenn. 37204