FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Dwight Manners
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 1974.

Elizabeth Lobis
Notary Public

MY COMMISSION EXPIRES: Aug 3, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & HARRIS, ATTORNEYS 807 American Trust Building, Nashville
NAME ADDRESS Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight Manners (NAME)	Dwight Manners (NAME)	13DA-59330
Clarksville Ashton Ave. at Hgwy. (STREET ADDRESS OR ROUTE NUMBER)	333 Western Avenue (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Westfield, Mass. 01085 (CITY) (STATE) (ZIP)	

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, ALAN C. JACKSON and wife, LUCILLE P. JACKSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWIGHT MANNERS and wife, ELEANOR MANNERS

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 Village of Bordeaux in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING on the southwesterly margin of New Highway No. 112 at the northwest corner of the property conveyed to Virgil McCool and wife, by deed from J. W. Coleman and wife, of record in Book 1306, page 608, Register's Office for said County; thence with McCool's west line southwestwardly 149.95 feet, more or less, to McCool's southwest corner; thence northwestwardly 102.08 feet, more or less, to the southeasterly margin of Ashton Avenue; thence with said Avenue northeastwardly 139.5 feet, more or less, to the southwesterly margin of Highway No. 112; thence with said Highway southeastwardly 106.72 feet, more or less, to the point of beginning.

BEING the same property conveyed to Alan C. Jackson by deed from Billy R. Potter and wife, of record in Book 4669, page 26, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Ashton Avenue at Clarksville Highway, Nashville, Tenn.
(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, estate, 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 12th day of April, 19 74

Alan C. Jackson

Lucille P. Jackson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan C. Jackson and wife, Lucille P. Jackson

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 12th day of April 19 74

Commission expires Aug. 3, 1975

Elizabeth Lohr
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

ALAN C. JACKSON, ET UX

TO

DWIGHT MANNERS, ET UX

C 49853

IDENTIF. REFERENCE

APR 15 3 50 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 15 74	CONV	65,000.00			
APR 15 74	S TAX		A*	169.00	
APR 15 74	PR FEE		A*	.50	
APR 15 74	W DEED		A*	4.00	* 173.50