BOOK 4875 PAGE 101

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Manser (NAME:)	Fidelity Federal S&L Ass'n. (NAME:)	103-13-13
6001 Hickory Valley Road (STREET ADDRESS/OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	80-52000
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37201 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & 00/100 ($10.00) ---------- ---------- *DOLLARS* paid in cash, and other good and valuable consideration received from the grantees hereinafter named; we,

JAMES F. HOLT, JR. and wife, MARY E. HOLT,

have bargained and sold, and by these presents do transfer and convey unto the said grantees, ROBERT J. MANSER and wife, LINDA R. MANSER, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Hillwood Estates, Section 5, as of record in Book 2133, page 55, Register's Office for said County, described as follows:

Beginning on the southerly margin of Hillwood Drive at the corner of Lot Nos. 55 and 56; thence with the line between said two lots southwardly 230 feet to the northwest corner of Lot No. 54; thence with the line between said Lot Nos. 54 and 56, southwestwardly 286.6 feet to the common corner of Lot Nos. 47, 48, 53 and 54 and 56; thence with the line between said Lot Nos. 47 and 56, northwestwardly 93.8 feet to the corner of Lots 56 and 57; thence with the line between said two lots northwardly 358 feet to the southerly margin of Hillwood Drive; thence with same, eastwardly 207.2 feet to the beginning.

Being the same property conveyed to James F. Holt, Jr. and wife, Mary E. Holt, by deed from H. G. Hill Realty Company, of record in Book 2278, page 171, said Register's Office.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1974, which have been pro rated and assumed by the grantees.

MARY ENSEY NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 94000.00

Subscribed and sworn to before me, this the 10th day of December 1974

Robert J. Manser
Affiant

My commission expires: 4/25/76 (Affix Seal)

Mary Ensey
Notary Public

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

The grantors herein, James F. Holt, Jr. and wife, Mary E. Holt, reserve the right to remain in possession of said property until December 10, 1974; and said grantors warrant all plumbing, heating, airconditioning appliances and septic system and overflow fields to be in good working order at the time possession is surrendered to grantees.

unimproved ( )
This is improved (X) property, known as 6001 Hickory Valley Road, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

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.*

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.*

Witness our *hands this* 9th *day of* December, *1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James F. Holt, Jr.

Mary E. Holt

1P
wife
Mary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Geneva S. Cooper, a Notary Public in and for said County and State, the within named James F. Holt, Jr. and wife, Mary E. Holt,

the 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 9th day of December, 1974.

Geneva S. Cooper, Notary Public.

Commission Expires May 23, 1976

GENEVA S. COOPER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

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11-0002-9

WARRANTY DEED

FROM

JAMES F. HOLT, JR., et ux

TO

ROBERT J. MANSER, et ux

C 8 1 4 4 8

IDELITY FEDERAL SAVINGS AND
OAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

DEC 13 3 37 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

DEC 13 72	CONV	94,000.00		
DEC 13 72 S'TAX			A* 244.40	
DEC 13 72 PR'FEE			A* .50	
DEC 13 72	W'DEED		A* 8.00	* 252.90

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208