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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

James K. Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 1975.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Manning (NAME)	Fidelity Federal Savings & Loan (NAME)	15DA 50020
325 Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 83 7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 252

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, GEORGE W. McCORMACK, JR., MARGURITE M. DUNN and DOROTHY M. ANGLEA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. MANNING and NANCY E. MANNING,

a one-half undivided interest each, as tenants in common, in and to 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 Davidson County, Tennessee being Lot No. 8 on the Plan of Roselawn, of record in Book 2133, page 1, Register's Office for said County.

BEGINNING at a point in the southerly margin of Rosebank Avenue, said point being the common corner of Lots 7 and 8; thence with the line between said lots, 130 feet to a point; thence in an easterly direction 29 feet to a marker; thence northeasterly 104.1 feet to a point in the westerly margin of Beechmont Place; thence northerly with the margin of said Beechmont Place 80 feet to a marker; thence around a curve with a radius of 25 feet, 39.3 feet to marker in the margin of Rosebank Avenue, thence with the margin of Rosebank Avenue 95 feet to the beginning.

BEING the same property conveyed to George W. McCormack, Jr., Margurite M. Dunn and Dorothy M. Anglea by two deeds, one from George W. McCormack, Sr., and the other from Donald L. Parrish, Trustee, of record in Book 4402, page 482, and Book 4767, page 22, respectively, all in said Register's Office.

unimproved ( )
This is improved (X) property, known as 325 Rosebank Avenue, Nashville, Tennessee
(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 hands this 3rd day of June, 1975

George W. McCormack, Jr.

Margurite M. Dunn

Dorothy M. Anglea
Dorothy M. Anglea

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George W. McCormack, Jr., Margurite M. Dunn and Dorothy M. Anglea

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 3rd day of June, 1975.

Commission expires 11-30-76

Notary Public

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

430049-1

WARRANTY DEED

FROM

GEROGE W. McCORMACK, JR. ET AL
Margurite M. Dunn and Dorothy M. Anglea

TO

JAMES R. MANNING and NANCY E. MANNING

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 009949

IDENTIF. REFERENCE

JUN 3 3 35 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-3[illegible]	CONV	23,500.00			
JUN-3[illegible]	S'TAX		A*	61.10	
JUN-3[illegible]	PR'FEE		A*	.50	
JUN-3[illegible]	W'DEED		A*	4.00	* 65.60