WARRANTY DEED

BOOK 4956 PAGE 320

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Donald R. Manning, et ux	Mortgage Associates, Inc.	84-12-79
(NAME) 25 Fairway Drive	(NAME) 1835 Savoy Drive, N.E.	
(STREET ADDRESS OR ROUTE NUMBER) Donelson, Tennessee	(STREET ADDRESS) Atlanta, Georgia 30341	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eight Thousand One Hundred Dollars ---------
($8,100.00)----------*Dollars,*

cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the balance due of a deed of trust note dated April 26, 1972, payable to the order of Mortgage Associates, Inc., in the principal sum of $18,050.00 and secured by deed of trust of record in Book 4597, page 152, Register's Office for Davidson County, Tennessee,

We, Edgar A. Bomar, Jr. and wife, Ginger G. Bomar,

have this day bargained and sold, and do hereby transfer and convey unto the said Donald R. Manning and wife, Suzanne H. Manning, their

~~XXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 7 on the Map of Maplecrest Subdivision, as of record in Book 1835, page 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 130 feet on the easterly side of Fairway Drive and runs back between lines, 160.9 feet on the northerly line and 242.1 feet on the southerly line to a dead line in the rear on which it measures 94.6 feet.

Being the same property conveyed to Alexander MacLachlan and wife, Frances MacLachlan by deed from William Earl Belcher and wife, Betty Lou Belcher, of record in Book 4597, page 150, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edgar A. Bomar, Jr. and wife, Ginger G. Bomar by deed from Alexander MacLachlan and wife, Frances MacLachlan of record in Book 4847, page 783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement to the Metropolitan Government of Nashville, Davidson County, Tennessee, of record in Book 4905, page 4, said Register's Office, and (continued on back)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 25,480.10

Subscribed and sworn to before me, this the 26 day of September 19 75

My commission expires: 4-22-76 (Affix Seal)

Affiant Donald R. Manning

Notary Public

This is {unimproved ( ) / improved (X)} property, known as 25 Fairway Drive (House Number) (Street), Donelson 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 Donald R. Manning and wife, Suzanne H. Manning, their

~~XXXXXX~~, *heirs and assigns forever.* We ... *covenant that* we ... *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except 1975 taxes, which grantees assume and agree to pay before said taxes become overdue and delinquent, and as provided above. ... We ... *further covenant and bind* ourselves, our ... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald R. Manning and wife, Suzanne H. Manning, their

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s ... *this* 26th ... *day of* September ..., 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edgar A. Bomar, Jr.

Ginger G. Bomar

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edwin E. Wallis Jr., a Notary Public in and for said County and State, Edgar A. Bomar, Jr. and Ginger G. Bomar

the within named 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 26 day of September, 19 75.

Edwin E. Wallis Jr. Notary Public

Commission expires 4-27-76

EDWIN E. WALLIS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

Description continued:

restrictions of record in Book 1874, page 452, said REgister's Office.

SEP 26 75	CONV	25,480.10				
SEP 26 75	S'TAX		A*	66.30		
SEP 26 75	PR'FEE		A*	.50		
SEP 26 75	W'DEED		A*	4.00	*	70.80

WARRANTY DEED

FROM

~~Edgar A. Bomar, Jr., et ux~~

TO

~~Donald R. Manning and wife,~~
Suzanne H. Manning

This Instrument Prepared By:
Edwin E. Wallis, Jr.
500 Court Square Building
Nashville, Tennessee 37201

D 17521

IDENTIF. REFERENCE

SEP 26 4 02 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

File Box 18