This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

BOOK 4958 PAGE 919

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
EARL D. SUGGS (NAME)	SAME (NAME)	15 D 06170
3903 Baxter Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	61-15
Nashville, Tennessee (CITY) (P. O. ZONE) 37216 (STATE)	(CITY) (ZONE) (STATE)	PAR. 24

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------AND NO/100---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged

A. W. MC MANUS and wife, JANE P. MC MANUS, hereinafter called the Grantors,

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

EARL D. SUGGS, hereinafter called the Grantee,

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, described as follows:

BEING the northerly 89 feet of Lot No. 46 on the map of the Subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County. Said northerly part of Lot No. 46 fronts 89 feet on the westerly side of Baxter Street and runs back between parallel lines 225 feet to a dead line.

BEING the same property conveyed to A. W. McManus and wife, Jane P. McManus by deed from F. D. Phillips, Trustee, et al, dated March 15, 1932, and recorded in Book 896, Page 357, said Register's Office.

OCT-6 75	CONV	28,000.00			
OCT-6 75 S'TAX			A*	72.80	
OCT-6 75 PR'FEE			A*	.50	
OCT-6 75	W'DEED		A*	4.00	* 77.30

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 6 day of October, 1975

A. W. McManus
(A. W. MC MANUS)

Jane P. McManus
(JANE P. MC MANUS)

STATE OF TENNESSEE }
COUNTY OF SUMNER }

BOOK 4958 PAGE 920

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* A. W. MC MANUS and wife, JANE P. MC MANUS

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 Hendersonville *Tennessee, this* 6 *day of* October, *19* 75

Paulette L. Oldham
Notary Public

Commission expires 1-22-79

STATE OF TENNESSEE }
COUNTY OF }

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 ...

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 6 day of October 19 75

Earl D Suggs
Affiant

My commission expires: 1-22-79
(Affix Seal)

Paulette L. Oldham
Notary Public

WARRANTY DEED

FROM

A. W. MC MANUS, ET UX

TO

EARL D. SUGGS

D 18673

INDEXING REFERENCE

Oct 6 2 20 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989