This instrument prepared by: Andrew D. Tanner, Atty
507 American Trust Bldg.,
Nashville, Tennessee 37219

BOOK 4988 PAGE 212

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger D. Davis, et ux	National Mortgage Company	W22-18|15
(NAME:) 2106-15th Avenue South	(NAME) 4041 Knight Arnold Road	105-13-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37212	(STREET ADDRESS) Memphis, Tennessee 38118	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of - - - - - - ($10.00) - - - - - - - - - - - - - - -

TEN and NO/100 - *Dollars,*
cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by said Grantees of the unpaid principal balance of a note in the original amount of $15,600.00 to Guaranty Mortgage Company of Nashville, Tennessee, secured by a deed of trust, dated October 31, 1972, to Herschel Greer, Trustee, in Book 4651, page 988, Register's Office for Davidson County, Tennessee, payable as specified therein, (assigned to National Mortgage Company, by instrument in Book 4911, page 446, said Register's Office),

WE, LEON MANNINGS and wife, MILDRED J. MANNIGS,

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

ROGER D. DAVIS and wife, VANESSA DAVIS,

their *(successors), heirs and assigns,*

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

Being Lot No. 283 on the Plan of the Resubdivision of part of Belmont Land Company's Subdivision, called Belmont Heights, as of record in Book 421, page 71, Register's Office for said County, described according to a survey of Robert M. Dishner, Surveyor, dated October 16, 1972, as follows:

Said Lot No. 283 fronts 50.1 feet on the easterly side of 15th Avenue South, and extends back 150.5 feet on the northerly line and 146.3 feet on the southerly line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Leon Mannings and wife, Mildred J. Mannings, by deed from R. W. Cravens and wife, Inez Cravens, of record in Book 4651, page 986, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,584.90

Subscribed and sworn to before me, this the 10th day of January 1976

Affiant: Roger D. Davis

My commission expires: [illegible] (Affix Seal)

Notary Public: James R. Kent

This is improved (X) unimproved property, known as 2106-15th Avenue South, Nashville, Tenn. 37212
(House Number) (Street) 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

Roger D. Davis and wife, Vanessa Davis,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *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 for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roger D. Davis and wife, Vanessa Davis,

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* twenty-fourth *day of* October, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leon Mannings
Leon Mannings

Mildred J. Mannings
Mildred J. Mannings

[illegible]

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Leon Mannings and wife, Mildred J. Mannings, *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* 24 *day of* October, *19* 75

Commission expires May 14, 1978

Notary Public

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 .....

JAN 14 76	CONV	15,584.90				
JAN 14 76	S'TAX		B*	40.56		
JAN 14 76	PR'FEE		B*	.50		
JAN 14 76	W'DEED		B*	4.00	*	45.06

WARRANTY DEED

FROM

LEON MANNINGS, ET UX

TO

ROGER D. DAVIS, ET UX

D 32016.

IDENTIF. REFERENCE

JAN 14 9 12 AM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Realty Co., Inc.,2535 Franklin Road, Nashville, Tenn.37204