FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF January, 19 76

Notary Public

MY COMMISSION EXPIRES: Nov 3rd, 1976

(AFFIX SEAL)

Mail to

THIS INSTRUMENT WAS PREPARED BY
Willis & Knight, 700 Union Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward T. McManus & Wife Carolyn Ann McManus (NAME)	Fidelity Federal (NAME)	Map 142-11
7206 Patten Lane (STREET ADDRESS OR ROUTE NUMBER)	226-3rd Avenue North (STREET ADDRESS)	Par. 71
Nashville, Tenn. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37201 (CITY) (STATE) (ZIP)	

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, John F. Aher & Wife, Joanne M. Aher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward T. McManus & Wife, Carolyn Ann McManus

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:

BEING Lot No. 11 on the Plan of Section Two, Valley West, as of record in Book 3600, page 86, Register's Office for said County.

Said Lot No. 11 fronts 80.71 feet on the northwesterly margin of Patten Lane, and extends back 194.25 feet on the southwesterly line, which is a broken line and 196.67 feet on the northeasterly line to a dead line in the rear, measuring 111.35 feet thereon.

Being the same property conveyed to John F. Aher and wife, Joanne M. Aher, by deed from Richard V. Shanklin III and wife, Linda R. Shanklin, of record in Book 4623, page 747, Register's Office for Davidson County, Tennessee.

This property is subject to restrictive covenants of record in Book 3833, page 789, Book 3838, page 501, Register's Office for Davidson County, Tennessee. Plan of record in Book 3600, page 86.

This is unimproved ( ) improved (X) property, known as 7206 Patten Lane, Nashville, Tennessee 37221
(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 hand this 31st day of January, 19 76

John F. Aher

Joanne M. Aher

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Alphonse H Davis, a Notary Public in and for said County and State, the within named John F. Aher & wife Joanne M. Aher

the 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 31st day of January, 19 76

Commission expires Nov. 3rd 1976

Alphonse H. Davis
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) (themselves) (himself) acknowledged 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

WARRANTY DEED

FROM
JOHN F. AHER & Wife

JOANNE M. AHER

TO
EDWARD T. McMANUS & Wife,

CAROLYN ANN McMANUS

D 34434

IDENTIFICATION REFERENCE

FEB 2 10 54 AM '76

FEE REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-2[illegible]	CONV	53,500.00			
FEB-2[illegible]	S'TAX		B*	139.10	
FEB-2[illegible]	PR'FEE		B*	.50	
FEB-2[illegible]	W'DEED		B*	4.00	* 143.60

DAVIDSON COUNTY, TENN.

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