BOOK 5046 PAGE 363 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,650.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 1976

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY AND WEISS, ATTORNEYS 507 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cogar W. Lening, Jr. & Wife (NAME)	Schumacher Mortgage Company, Inc. (NAME)	119-I-485
2312 Foster Avenue (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Avenue, Clark Tower (STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (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~~ I, Buford Manning , Executor under the will of Lola Taylor, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cogar W. Lening, Jr.

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 the northerly 50 feet of Lot No. 6 on the Map of the Subdivision of Lots Nos. 7, 8, 9, 10 and parts of Lots Nos. 6, 11, 12, and 13 in Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 6 fronts 50 feet on the easterly side of Foster Street and runs back between parallel lines with the southerly margin of Valeria Street, 150 feet to an alley.

BEING the same property conveyed to Freeman S. Taylor and wife, Lola B. Taylor by Deed from Georgia Baird Duggen Johnson of record in Book 4349, page 816, Register's Office for Davidson County, Tennessee. The Parties having since died. The said Freeman S. Taylor predeceasing the said Lola B. Taylor by will of record in Will Book 116, page 539, the said Lola B. Taylor conveyed title to Buford Manning, Executor.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 2312 Foster Avenue (House Number) Nashville, Tennessee (Street) 37211 (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 my hand this 9th day of JULY, 19 76

Buford Manning

Buford Manning

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Buford Manning, Executor under the Will of Lola Taylor, deceased

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 1976

Commission expires 10-7-79

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

BUFORD MANNING, Executor

TO

COGAR W. LENING, JR., and wife, MARY A. LENING

D 58622

IDENTIF. REFERENCE

JUL 15 2 13 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

(Please file in Box 4.)

JUL 15 76	CONV	12,650.00			
JUL 15 76	S'TAX		B*	32.76	
JUL 15 76	PR'FEE		B*	.50	
JUL 15 76	W'DEED		B*	4.00	* 37.26

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.