BOOK 5071 PAGE 255

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAXXXXXXX } Davidson

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

29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF SEPTEMBER, 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Alford (NAME)	Realty Mortgage, Inc. (NAME)	3D-A2922
25 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd. N.E., #8 (STREET ADDRESS)	84-12
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	29

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, Donald R. Manning et ux Suzanne H. Manning

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Alford et ux Odessa Alford

HEREINAFTER CALLLD 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. 7 on the Plan of Maplecrest Subdivision , as of record in Book 3835, Page 27, 28, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Donald R. Manning et ux Suzanne H. Manning by deed from Edgar A. Bomar, Jr. et ux Ginger G. Bomar of record in Book 4956, Page 320, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 1874, Page 452, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 25 Fairway Drive (House Number) (Street) Nashville, TN 37214 (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 our hands this 17TH day of SEPTEMBER, 19 76

~~Donald R. Manning~~ Donald R. Manning

~~Suzanne H. Manning~~ Suzanne H. Manning

[redacted]

STATE OF TENNESSEE,
County of Davidson

BOOK 5071 PAGE 256

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Manning et ux Suzanne H. Manning

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 17TH day of SEPTEMBER 19 76

Commission expires 1-4-78

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

FILE BOX 3

WARRANTY DEED

FROM

Donald R. Manning

TO

David W. Alford

D69309

IDENTIFICATION REFERENCE

SEP 23 8 40 AM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

SEP 23 76	CONV	29,000.00			
SEP 23 76	S'TAX		B*	75.40	
SEP 23 76	R'FEE		B*	.50	
SEP 23 76	W'DEED		B*	4.00	* 79.90