This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

WARRANTY DEED

BOOK 5089 PAGE 819

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert L. Manners	SAME	
(NAME) 927 Neelys Lane	(NAME)	118-B
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37204	(STREET ADDRESS)	46
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -----$10-----

---Ten and no/100--- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged.

I, John E. Waggener, unmarried

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

Robert L. Manners

his ~~successors~~ heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 312, on the Plan of Grandview Heights Subdivision of Lot "A" as of record in Book 161, page 169, Register's Office for said County.

Said Lot No. 312 fronts 50 feet on the westerly side of Kline Avenue and extends back between parallel lines, with the northerly margin of Melrose Street, 150 feet to an alley.

Being the same property conveyed to John E. Waggener, unmarried, by deed from Alva Louis Reid, recorded in Book 3680, page 368, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,500.00

Subscribed and sworn to before me, this the 19th day of November 1976

Affiant

My commission expires: 2/3/79 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 2323 Kline Avenue, Nashville, Tennessee (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

Robert L. Manners

his ~~successors~~

heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to said real estate to said Robert L. Manners

his

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

Witness my hand this 19th day of November, 1976 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John E. Waggener

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* John E. Waggener, *the within named 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* 19th *day of* November, 1976.

Notary Public

Commission expires 2/3/79

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 .....

WARRANTY DEED

FROM

JOHN E. WAGGENER, UNMARRIED

TO

ROBERT L. MANNERS

D 77984

IDENTIF. REFERENCE

Nov 22 8 38 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV22'76	CONV	13,500.00			
NOV22'76	S'TAX		B*	35.10	
NOV22'76	PR'FEE		B*	.50	
NOV22'76	R'DEED		B*	4.00	* 39.60

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