THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF BARKSDALE, MALLEY, GILBERT & FRANK

WARRANTY DEED

BOOK 5122 PAGE 619

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr & Mrs Wilson S. Manning	SAME	104-8
(NAME)	(NAME)	
3611 Woodlawn Drive		Parcel 66
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37215		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Sixty-Five Thousand and No/100 ---------- ----- ($65,000.00) ---------- *Dollars,*

paid by Wilson S. Manning and wife, Arline H. Manning,

First American National Bank, Executor of the Estate of Margueritte Mather Eskind,

have this day bargained and sold, and do hereby transfer and convey unto the said Wilson S. Manning and wife, Arline H. Manning, their

(successors), heirs and assigns,

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

Being northerly 55 feet of lot No. 3 on the map of George I. Waddey's resubdivision of lots Nos. 16 to 19 and 42 to 49 inclusive, in S. R. Sanford's Addition to Nashville, as of record in Book 332, page 94 of the R.O.D.C. Tenn. Said northerly part of lot No. 3 fronts 55 feet on the westerly side of 21st Avenue South, formerly the Hillsboro Turnpike, and runs back between parallel lines 179 feet, more or less to an alley.

Being the same property conveyed to Rosie Eskind by deed from E. K. Hardison and Clara Warner Hardison, recorded in Book 533, page 409, Register's Office for said County, the said Rosie Eskind having since died, vesting title in Margueritte Mather Eskind by will of record in Will Book 70, page 169, County Court of Davidson County, Tennessee and the said Margueritte Mather Eskind, having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $65,000.00

Subscribed and sworn to before me, this the 10th day of March, 1977

Affiant

My commission expires: 2/14/79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1505 21st Avenue South 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 Wilson S. Manning and wife Arline H. Manning, 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.* *

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Wilson S. Manning and wife, Arline H. Manning, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 10th *day of* March, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FIRST AMERICAN NATIONAL BANK as Executor of the Estate of Margueritte Mather Eskind, but no further or otherwise

By _____ Trust Officer

_____ Attest:

* Except for 1977 real property taxes which have been prorated and assumed by the Grantors. All debts, Federal estate tax and state inheritance taxes against the estate will be paid by Grantors.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at..... Tennessee, this .....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Susan Rosso, a Notary Public of the State and County aforesaid, personally appeared CHARLES L. HOWACK, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be a Trust Officer of the First American National Bank, the within named bargainor, a corporation, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of March, 19 77.

Susan Rosso Notary Public

Commission expires 2/14/79

SUSAN ROSSO NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAR 10 77	CONV	65,000.00			
MAR 10 77	S'TAX		B*	169.00	
MAR 10 77	PB'FEE		B*	.50	
MAR 10 77	W'DEED		B*	4.00	* 173.50

WARRANTY DEED

FROM

TO

D 92865

IDENTIF. REFERENCE

MAR 10 9 51 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238