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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,500.00

Charles E. Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 19 77

Notary Public

MY COMMISSION EXPIRES: 10/25/78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Mann (NAME)	COMMERCE UNION BANK (NAME)	Map 83-10
1807 Lakehurst Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Par 250
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	23W-17594

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, RICHARD L. TAYLOR and W. DAMON BEARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. MANN and wife, BEVERLY I. MANN

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 part of a 10 1/4 acre tract as shown in the Plan of Richardson Place, as of record in Book 547, page 135, Register's Office for said County, described according to a survey made by Erle Drake, County Surveyor, September 4, 1935, and revised on October 1, 1936, as follows:

BEGINNING at a point in the north margin of a 20-foot unnamed roadway as shown on said plan known as Lakehurst Drive, being the southwest corner of a 60-foot lot shown on said survey; thence northerly 140 feet to the south line of the McEwen Subdivision, of record in Book 332, page 133, said Register's Office; thence with the line of said subdivision, easterly 75 feet to a point; thence southerly 140 feet to the north margin of Lakehurst Drive; thence with the margin of the same, westerly 75 feet to the point of beginning.

BEING the same property conveyed to Richard L. Taylor and W. Damon Beard, by deed from Tom G. Coleman, Jr., of record in Book 5057, page 142, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 1807 Lakehurst Drive, Nashville, Tennessee - 37206
(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 our hands this 23rd day of March, 19 77

Richard L. Taylor

W. Damon Beard

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 Richard L. Taylor, and W. Damon Beard

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 23rd day of March 19 77

Commission expires 10/23/78

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) (his oath) acknowledged (themselves) (himself) 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
RICHARD L. TAYLOR

TO
W. DAMON BEARD

CHARLES E. MANN, et ux

D 95861

IDENTIF. REFERENCE

MAR 29 9 11 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Alan L. Saturn, Attorney

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR29	CONV	21,500.00				
MAR29	S'TAX		B*	55.90		
MAR29	PR'FEE		B*	.50		
MAR29	W'DEED		B*	4.00	*	60.40

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