This Instrument was prepared by:
Lawrence D. Wilson, Attorney at Law
North Harding Mall
Nashville, Tenn. 37211

BOOK 5137 PAGE 141

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James D. Manuppelli, et ux | Fidelity Federal Savings & Loan | 83-15 |
| (NAME) | (NAME) | |
| 2802 Noonan Drive | 401 Union Street | 84 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37206 | Nashville, Tennessee 37219 | pw |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten Dollars ($10.00) Dollars, Cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, including the assumption by the Grantees of the unpaid balance of an indebtedness in the original principal amount of $26,800.00, payable to Fidelity Federal Savings & Loan Association, and secured by a Deed of Trust executed by Ernest P. Forsythe and wife, Shelia Dianne Forsythe to Vaden Lackey, Jr., Trustee, of record in land mortgage Book 5019, page 994, Registers Office for Davidson County, Tennessee. It is understood and agreed that the Escrow Account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

We, Ernest P. Forsythe, and wife, Shelia Dianne Forsythe, hereinafter called the Grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* James D. Manuppelli, and wife, Burma Maria Manuppelli, hereinafter called the Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 106 on the Map of Fortland Park Section I, as of record in Book 2663, page 61, Register's Office for said County.

Said Lot No. 106 fronts 85 feet on the westerly margin of Noonan Drive and runs back between lines 110 feet on the northerly line and 172 feet on the southerly line, to a dead line in the rear on which it measures 106.2 feet.

Being the same property conveyed to Ernest P. Forsythe, and wife, Shelia Dianne Forsythe, by deed from John J. Baudino, and Mildred Baudino, them as tenants in common, as of record in Book 5019, page 992, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 14th day of April 19 77

My commission expires: 11-12-80 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 2802 Noonan Drive, Nashville, Tennessee 37206 (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* Grantees, 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* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 14th *day of* April , 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Ernest P. Forsythe
Ernest P. Forsythe

x Shelia Dianne Forsythe
Shelia Dianne Forsythe

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Lawrence D. Wilson, *a Notary Public in and for said County and State,* Ernest P. Forsythe, and wife, Shelia Dianne Forsythe

*the within named bargainors, 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* 14th *day of* April, *19* 77.

Rebecca Miller
Notary Public

*Commission expires* 11-12-80

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

ERNEST P. FORSYTHE, ET UX

TO

JAMES D. MONTEBELLI, ET UX, BURMA

D 0 0 2 2 5

'77

Compliments of
**Madison Title Company**
340 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

| | | | | | |
|---|---|---|---|---|---|
| APR1877 | CONV | 33,000.00 | | | |
| APR1877S'TAX | | | B* | 35.80 | |
| APR1877PR'FEE | | | B* | .50 | |
| APR1877 | W'DEED | | B* | 4.00 | * 90.30 |