BOOK 5163 PAGE 331

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,800.00

Ed Hodge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 1977.

J. Wood
Notary Public

~~MY COMMISSION EXPIRES~~ Dep Register
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Hodge & Evelyn M. Hodge (NAME)	Collateral Investment Company (NAME)	2W 21885
5112 Nolensville Rd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10943 (STREET ADDRESS)	Map 81-7
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	Parcel 350

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, Scott E. Manning et ux Annie M. Manning

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ed Hodge And Evelyn M. Hodge

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:

BEING Lot No. 85 on the Plan of Cephas Woodard's Subdivision, as of record in Book 161, page 174, Register's Office, Davidson County, Tennessee.

SAID Lot No. 85 fronts 50 feet on the westerly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines, 115 feet to an alley.

BEING the same property conveyed to Scott E. Manning et ux Annie M. Manning by deed from John J. Wright et ux Annie Mai Wright of record in Book 4766, page 487, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay a first mortgage payable to Collateral Investment Company of record in Book 3864, page 736, said Register's Office.

Escrow Account and insurance to be transferred to grantees.

ED HODGE REALTY
5112 Nolensville Pike
Nashville, Tenn. 37211
BY [illegible]

unimproved ( )
This is improved (XX) property, known as 1817 12th Avenue North, Nashville, Tn.
(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 hand s this first day of April, 19 77

Scott E. Manning
Scott E. Manning

Annie M. Manning
Annie M. Manning

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott E. Manning et ux Annie M. 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 first day of April 1977

Commission expires 6-24-80

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

E 10886

IDENTIF. REFERENCE

JUN 24 9 23 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

ED HODGE REALTY
6112 Nolensville Road
Nashville, Tenn. 37211
PH. 833-1800

WARRANTY DEED

FROM
SCOTT E. MANNING ET UX

TO
ED HODGE & EVELIN M. HODGE

JUN 24 77	CONV	*9,800.00			
JUN 24 77	S'TAX		B*	25.48	
JUN 24 77	PR'FEE		B*	.50	
JUN 24 77	W'DEED		B*	4.00	* 29.98