ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Wm R Manier IV (NAME)	First Federal Savings & Loan (NAME)	7da-43050
4035 Sneed Rd Nash (STREET ADDRESS OR ROUTE NUMBER)	Union Street at Fourth (STREET ADDRESS)	116-16-97
Nash 37215 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

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

we,

Stephen E. Cox and wife, Christina E. Cox,

have bargained and sold, and by these presents do transfer and convey unto the said William R. Manier, IV and wife, Kathryn N. Manier

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Part I, Wallace Subdivision, of record in Book 1424, page 16, Register's Office for said County.

SAID Lot No. 19 fronts 100 feet on the westerly side of Sneed Avenue and extends back 224.4 feet on the northerly line and 232.5 feet on the southerly line to a dead line in the rear on which it measures 101.0 feet.

BEING the same property conveyed to Stephen E. Cox and wife, Christina E. Cox by deed from James C. Lathrop and wife, Susan G. Lathrop of record in Book 4603, page 246, said Register's Office.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (xx) property, known as 4035 Sneed Road (House Number) (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 5th day of July, 1977.

Stephen E. Cox
STEPHEN E. COX

Christina E. Cox
CHRISTINA E. COX

BOOK 5168 PAGE 256

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carol E. Wilson, a Notary Public in and for said County and State, the within named Stephen E. Cox and wife, Christina E. Cox,

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 5th day of July, 1977.

My commission expires Feb. 18, 1980 Notary Public Carol E. Wilson

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the the within named bargainor, a corporation, and that as such and being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

JUL-7- CONV 45,500.00
JUL-7- STAX B* 118.30
JUL-7- RFEE B* .50
JUL-7- MDEED B* 4.00 * 122.80

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William R. Manier IV

Sworn to and subscribed before me
this 6th day of July, 19 77

My commission expires 8-13-80 Notary Public Dorothy P. Wilson

This instrument was prepared by:	
Name	Address

This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM STEPHEN E. COX AND WIFE, CHRISTINA E. COX

TO WILLIAM R. MANIER, IV AND WIFE, KATHRYN N. MANIER

FEE $ 13161

IDENTIF. REFERENCE

JUL 7 1 30 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219