FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,368.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 1977

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES N. MANLEY et ux (NAME)	GALBREATH MORTGAGE COMPANY (NAME)	5DU 60708
517 Michele Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	162-10
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	39

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, G. W. CHRISTENSEN and wife, RANDI K. CHRISTENSEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES N. MANLEY and wife, BRIGITTE U. MANLEY

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 the 5th Civil District of Davidson County, Tennessee, being Lot No. 39 on the plan of Brook-View-Estates, of record in Book 4460, page 103, Register's Office for said County.

SAID Lot No. 39 fronts 95.0 feet on the southerly margin of Michele Drive and extends back 121.67 feet on the easterly line and 118.10 feet on the southwesterly line to a broken line in the rear, measuring 81.34 feet thereon.

BEING the same property conveyed to G. W. Christensen and wife, Randi K. Christensen by deed from Cheek & Jones, Inc. of record in Book 4849, page 101, Register's Office for Davidson County, Tennessee.

A part of the consideration for this transfer is the assumption of one certain trust deed dated August 26, 1974, and filed for record September 19, 1974, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4849, page 103, and note of even date thereby secured, in the original principal amount of $32,000.00, payable to Thomas & Hill, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The escrow account held in connection with said loan is transferred to the Grantees.
The Grantee further hereby assumes the obligations of G. W. Christensen and wife, Randi K. Christensen under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is ( ) unimproved (X) improved property, known as 517 Michele Drive, Antioch, Tennessee 37013
(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 21st day of December, 1977

G. W. Christensen — Randi K. Christensen

G. W. Christensen — Randi K. Christensen

dpr/kj

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 G. W. Christensen and wife, Randi K. Christensen

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 21st day of December, 1977

Commission expires 9-8-79

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

WARRANTY DEED

FROM

G. W. CHRISTENSEN and wife,

RANDI K. CHRISTENSEN

TO

JAMES N. MANLEY and wife,

BRIGITTE U. MANLEY

E 42756

IDENTIF. REFERENCE

DEC 21 9 56 AM '77

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8 (djm)

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

DEC 21 77	CONV	39,368.88			
DEC 21 77	S'TAX		B*	102.44	
DEC 21 77	PR'FEE		B*	.50	
DEC 21 77	W'DEED		B*	4.00	* 106.94