FORM NO. WD-1

BOOK 5263 PAGE 928

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 1978

Notary Public

MY COMMISSION EXPIRES: November 10, 1979

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., 4515 Harding Road Suite 303, Nashville, Tenn. 37205

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin T. McManus et ux (NAME)	The Benford-Whiting Company (NAME)	41-12-39
1204 Westchester Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 17322 (STREET ADDRESS)	12D-41075
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37217 (CITY) (STATE) (ZIP)	

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, RONALD E. PACKINGHAM and wife, NEVA JO PACKINGHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN T. McMANUS and wife, MARTHA ANN McMANUS

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. 56 on the Plan of Bellshire Estates, Section 4, as of record in Book 2133, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 145.2 feet on the northerly margin of Westchester Drive and extends back 214.0 feet on the easterly line and 310.7 feet on the westerly line to a dead line in the rear on which it measures 188.7 feet.

Being all the same property conveyed to Ronald E. Packingham and wife, Neva Jo Packingham, by deed from William Mike Little and wife, Jan F. Little, of record in Book 4881, Page 159, Register's Office for Davidson County, Tennessee.

This conveyance is subject ot restrictive covenants of record in Book 2294, Page 346, and to the Plan of record in Book 2133, Page 113, both in the Register's Office for Davidson County, Tennessee, and to the 1978 property taxes which have been prorated and the Grantees assume in full.

This is unimproved ( ) improved (XX) property, known as 1204 Westchester Drive, Nashville, Tennessee 37207
(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 17th day of March, 1978

Ronald E. Packingham

Neva Jo Packingham

STATE OF TENNESSEE
Davidson County

BOOK 5263 PAGE 929

Personally appeared before me, Betty N. Todd, a Notary Public in and for said County and State, the within named Ronald E. Packingham and Neva Jo Packingham

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 17th day of March 19 78

Commission expires November 10, 1979

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
Ronald E. Packingham et ux

Neva Jo Packingham

TO
Kevin T. McManus et ux

Martha Ann McManus

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road Suite 303
Nashville, Tennessee 37205

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IDENTIF. REFERENCE

MAR 20 11 18 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 20 78 CONV 31,950.00
MAR 20 78 S'TAX B* 82.94
MAR 20 78 PR'FEE B* .50
MAR 20 78 W'DEED B* 4.00 * 87.44