SOUTH & CENTRAL TITLE CORP. CHECK

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
73-11-41	Mr/Mrs Marvin C. Manson 2321 Ridgeland Dr Nashville, TN	First Tennessee Bank, N.A. P.O. Box 474 Memphis, TN 38101
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
3DZ-49250	2321 Ridgeland Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

ALBERT W. HUFFMAN and wife, ANN C. HUFFMAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARVIN C. MANSON and wife, VICKI MANSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 399 on the Plan of Sunset View, Section 5, as of record in Book 2854, page 20.

Said Lot No. 399 fronts 95 feet on the southerly margin of Ridgeland Drive and extends back 159.2 feet on the westerly line and 152.4 feet on the easterly line, to a line in the rear measuring 96.1 feet thereon.

Being the same property conveyed to Albert W. Huffman and wife, Ann C. Huffman, by deed from The Kroger Company, as of record in Book 4154, page 560.

This conveyance is made subject to restrictions of record in Book 2752, page 594.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1979 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of April, 1979.

Albert W. Huffman

Albert W. Huffman

Ann C. Huffman

Ann C. Huffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5428 PAGE 784

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Albert W. Huffman and wife, Ann C. Huffman

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, the 23rd day of April, 1979.

My commission expires: 7-18-82

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Vicki C. Manson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 79

MY COMMISSION EXPIRES 1-18-82 (AFFIX SEAL)

Tom Shields
Notary Public

F. 26864

IDENTIF. REFERENCE

MAY 1 11 45 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
ALBERT W. HUFFMAN AND WIFE

TO
MARVIN C. MANSON AND WIFE

Felix Wilson & Sluss

Prepared by:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5428 PAGE 785

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42000.00-	CO
			109.20	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 113.70-
			9594A05/01/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 6 8 6 4

T
IDENTIF. REFERENCE

MAY 1 11 45 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 680832