This instrument prepared by Malcolm L. Mimms, Jr., Barksdale, Whalley, Gilbert, Frank, Ludwick & Milom, 13th Floor, Third National Bank Building, Nashville, Tennessee

BOOK 5499 PAGE 729

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES P. MANNING et ux GENE B. MANNING (NAME)	Fidelity Fed. Savings & Loan (NAME)	130-02
108 Pembroke Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	67
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	07DZ29705

FOR AND IN CONSIDERATION of the sum of Ten and no/100 (10.00)

---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption of a certain indebtedness to Fidelity Federal Savings & Loan Association, in the principal amount of $33,750.00, secured by a deed of trust of record in Book 5099, page 894, Register's Office, Davidson County, Tennessee, any liability from which grantee agrees to hold grantor harmless,

I, SUSAN S. RUSHING, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES P. MANNING and wife, GENE B. MANNING, their

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXX~~ *heirs and assigns.*

Being Lot No. 96 and the southerly 15 feet of Lot No. 95 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, page 94, Register's Office for said county.

Said Lot No. 96 and part of Lot No. 95 front together 75 feet on the easterly side of Pembroke Avenue and extend back between parallel lines 190 feet to a dead line in the rear.

Being the same property conveyed to Marlin V. Rushing and wife, Susan S. Rushing, by deed from Lee Forrest Hays and wife, Antionette H. Hayes, of record in Book 5099, page 892, and by deed from Marlin V. Rushing, of record in Book 5484, Page 21, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 64,020.00

Subscribed and sworn to before me, this the 12th day of September, 19 79

Affiant

My commission expires: 10-18-81 (Affix Seal)

Notary Public

This is improved & unimproved property, known as 108 Pembroke Avenue, Nashville, TN 37205 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES P. MANNING and wife, GENE B. MANNING, their

(successors),

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except for the indebtedness noted above, easements, and restrictions of record, and 1979 taxes, a lien but not yet due I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES P. MANNING and wife, GENE B. MANNING, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 12th *day of* September, 19 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SUSAN S. RUSHING

BOOK 5499 PAGE 730

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, IALA DEARMORE, *a Notary Public in and for said County and State,* SUSAN S. RUSHING,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that... she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 7th *day of* September, *19* 79

Iala Dearmore *Notary Public*

Commission expires 10-18-81

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

Notary Public

Commission expires.....

WARRANTY DEED

FROM

TO

F-52357

IDENTIF. REFERENCE

SEP 17 3 06 PM '79

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5499 PAGE 731

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

6405[illegible]-
10[illegible]
.5[illegible]
[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-52357

IDENTIFICATION REFERENCE

SEP 17 3 06 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 712308