BOOK 5544 PAGE 717

FORM NO. WD-1

2380 12/17 261.70- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000

Sandra J. Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 79

Elizabeth L. Miller
Notary Public

MY COMMISSION EXPIRES: 1/15/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harris & Leach, P.C., 2 Music Circle South, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra J. Parker (NAME)	Same (NAME)	117-2-49
805 Timber Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	(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, Paul T. Manchester and wife, Emiline S. Manchester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra J. Parker

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:

TRACT I

LAND in Davidson County, Tennessee, being the northerly 100 feet of the westerly 265 feet of Lot No. 31 on the Map of Forest Park Land Improvement Company Subdivision of record in Book 161, page 144, Register's Office for said County.

BEGINNING on the easterly margin of Forest Park Avenue, formerly Maplewood Avenue, at the corner of Lots Nos. 30 and 31; thence with the line between said two lots eastwardly 265 feet; thence at right angles, southwardly 100 feet; thence at right angles westwardly 265 feet to the easterly margin of Forest Park Avenue; thence with the easterly margin of said Avenue, northwardly 100 feet to the beginning.

BEING the same property conveyed to Paul T. Manchester and wife, Emiline S. Manchester, by deed from Winfred W. Lanier, Jr., and wife, Carolyn Bomer Lanier, of record in Book 2494, page 13, Register's Office for Davidson County, Tennessee.

TRACT II

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 31 on the Plan of Forest Park Land Improvement Company Subdivision, as of record in Book 161, page 144, Register's Office for Davidson County, Tennessee, described as follows:

(CONTINUED)

unimproved ( )
This is improved (X) property, known as 805 Timber Lane, Nashville, Tennessee
(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 14th day of December, 19 79

Paul T. Manchester
PAUL T. MANCHESTER

Emeline S. Manchester
EMILINE S. MANCHESTER

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 Paul T. Manchester and wife, Emiline S. Manchester

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 Davidson County, Tennessee, this 14th day of December, 1979.

Commission expires 1/15/83

Elizabeth L. Miller
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

PAUL T. MANCHESTER
and wife,
EMILINE S. MANCHESTER

TO

SANDRA J. PARKER

Prepared By:

Elizabeth L. Miller
Harris & Leach, P.C.
2 Music Circle South
Nashville, TN 37203

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

BEGINNING at a point on the line between Lots Nos. 30 and 31 on said plan, 265 feet easterly from the easterly margin of Parker, formerly Maplewood Avenue, said point being the northeast corner of a part of Lot No. 31 conveyed to William S. Riddle, Jr. by deed from Hattie Hampton Swann and husband, of record in Book 700, page 667, said Register's Office; thence with the line between said Lots Nos. 30 and 31, eastwardly 149.7 feet to a point in the western boundary line of Block No. 5 on the plan of the Stokes Tract, as of record in Book 974, page 24, said Register's Office; thence with the western boundary line of said Stokes Tract, southwestwardly 247 feet; thence westwardly 6 feet to a point on the eastern boundary line of a part of Lots Nos. 31 and 32 conveyed to Mrs. Bernice C. Trimble by deed from Hattie Hampton Swann, et al, of record in Book 770, page 338, said Register's Office; thence with the eastern boundary line of said Trimble Tract and said Riddle Tract, northwardly 200 feet to the beginning.

BEING the same property conveyed to Paul T. Manchester and wife, Emiline S. Manchester, by deed from Mrs. Hattie Hampton Swann of record in Book 3610, page 387, Register's Office for Davidson County, Tennessee.

Included in the above description, but specifically excluded from this conveyance is the following:

BEGINNING at a point on the line in the center (100 feet on each side) of Lot No. 31 on said plan, 265 feet from the easterly margin of Timber Lane, formerly Parker Avenue and Maplewood Avenue, said point being the northeasterly corner of the southern one-half of Lot No. 31 conveyed to Mrs. Bernice B. Trimble by deed from Hattie Hampton Swann, et al, of record in Book 770, page 338, said Register's Office; thence from this point eastwardly 77.5 feet to a point on the westerly boundary line of Block No. 5 on the plan of the Stokes Tract, as of record in Book 974, page 24, said Register's Office; thence southwestwardly 119.5 feet to a point; thence westwardly 6 feet to a point on the eastern boundary line of a part of Lots 31 and 32; thence northwardly along this line 100 feet to the beginning.

BEING the same property conveyed to Bernice B. Trimble by deed from Paul T. Manchester and wife, Emiline S. Manchester, of record in Book 3613, page 615, Register's Office for Davidson County, Tennessee.

F 6 8 4 3 0

IDENTIF. REFERENCE

DEC 17 2 09 PM '76

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.