5736 01/20 74.10- CHECK

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Peggy Manners
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 1980.

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-21-83

Mail

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Manners (NAME)	SAME (NAME)	Map 69-16
417 Welshwood (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 156
Nashville, Tenn 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13DA 62715

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, Peggy Tanley and husband Raymond O. Tanley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Manners and Lucy P. Foster

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 part of Lots Nos. 22 and 23 on the Map of Ashton's Subdivision of the L.M. Lewis Farm at Bordeaux, Tennessee, as of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING on the northwesterly margin of Manchester Avenue at the corner of Lots Nos. 23 and 42; thence with the line between Lots Nos. 23, 22, and 42, northeastwardly 214 feet to the common corner of Lots Nos. 21, 22, 41 and 42, thence with the line between Lots Nos. 21 and 22, southwestwardly 50 feet to the north easterly line of property conveyed to R.P. Lanius, Jr. by deed from Elmore G. Holt and wife, of record in Book 2338, Page 253, said Register's Office; thence with said line southeasterly 100 feet and southwestwardly 10 feet to the northeasterly line of the property conveyed to W. H. Newman by deed form W. T. Allen, of record in Book 1372, Page 46, said Register's Office; thence with said line southeastwardly 114 feet to the northwesterly margin of Manchester Avenue; thence with Avenue, northeasterly 60 feet to the beginning.

BEING the same property conveyed to Peggy Tanley, by deed of record in Book 5677, Page 358, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and/or easements of record.

unimproved ( )
This is improved (XXX) property, known as 1801 Manchester Drive Nashville, TN
(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 16th day of December, 1980

Peggy Tanley

Raymond O. Tanley

BOOK 5702 PAGE 7

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ERIE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Tanley and husband Raymond O. Tanley

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 Williamsville, ~~Tennessee~~ NEW YORK, this 16th day of December 1980.

Commission expires March 30, 1982

Robert E. Scott
Notary Public

ROBERT E. SCOTT
Notary Public in the State of New York
Qualified in Erie County
My Commission Expires March 30, 19 82

STATE OF TENNESSEE

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
PEGGY TANLEY

TO
PEGGY MANNERS

G 26083

IDENTIF. REFERENCE

JAN 20 1 34 PM '81

FELIX Z. ROBINSON REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5702 PAGE 8

FOR

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

EEGT .00- CO
67.60 CO TX
.50 PRFE
6.00 MORTG
CHECK 74.10

5731AD1/EC/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 6 0 8 3

IDENTIF. REFERENCE

JAN 20 1 34 PM '81

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

No. 802794