THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

2093 10/08 157.30- CHECK

BOOK 5804 PAGE 918

# WARRANTY DEED

| NEW OWNER(S): | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| WILLIAM WADE MANNING<br>1833 Hudson Road<br>Madison, TN 37115 | Commerce Union Bank<br>One Commerce Place<br>Nashville, TN 37239 | Map 75-1<br>Parcel 20<br>4D-67007 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KELSIE JAMES BEAVERS, JR. and wife, CATHY JEAN BEAVERS, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM WADE MANNING, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 95 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Kelsie James Beavers, Jr. and wife, Cathy Jean Beavers, by deed from Griffin & Griffin Construction Company, of record in Book 5463, page 126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4820, page 611; Book 4960, page 506; and Book 4969, page 667, Register's Office for said County.

This conveyance is subject to any and all existing easements of record.

This is improved property, known as: 832 Heritage Trail, Hermitage, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his successors, heirs and assigns forever. We covenant that we are 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 as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 7th day of October, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kelsie James Beavers, Jr.
KELSIE JAMES BEAVERS, JR.

Cathy Jean Beavers
CATHY JEAN BEAVERS

BOOK 5804 PAGE 919

STATE OF TENNESSEE )
COUNTY OF Sumner )

The actual consideration or value, whichever is greater, for this transfer is $ 58,000.00.

William W. Manning
AFFIANT

Subscribed and sworn to before me, this 7th day of October, 1981.

Harold B. Buchanan
NOTARY PUBLIC

My Commission Expires: 1-15-83

STATE OF TENNESSEE )
COUNTY OF Sumner )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELSIE JAMES BEAVERS, JR. and wife, CATHY JEAN BEAVERS, the within named bargainors, 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 Hendersonville, Tennessee, this 7th day of October, 1981.

Harold B. Buchanan
NOTARY PUBLIC

My Commission Expires: 1-15-83

WARRANTY DEED

FROM
KELSIE JAMES BEAVERS, JR.,
ET UX, CATHY JEAN BEAVERS

TO
WILLIAM WADE MANNING

G 63249

IDENTIF. REFERENCE

OCT 8 11 58 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN. 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5804 PAGE 920

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 58000.00- CO | |
| | | | 150.80 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 157.30- | |
| 2093A | 10/06/81 | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63249

IDENTIF. REFERENCE

OCT 8 11 58 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 847434