FILE BOX 29

FORM NO. WD-1

BOOK 5845 PAGE 786

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,586.00

Leta C. Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF January, 19 82.

Lorelle McClellan
Notary Public

MY COMMISSION EXPIRES: 4/18/82
(AFFIX SEAL)

NOTARY PUBLIC LARGE TENNESSEE STATE

THIS INSTRUMENT WAS PREPARED BY
W. Lee Corbett, Attorney, 2114 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDOL G. MANN et ux (NAME)	Heritage Federal Savings & Loan (NAME)	15DZ-19968
1131 Sunnymeade Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1413 (STREET ADDRESS)	Map: 61-15
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	Par: 395

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, CALVIN L. TATE and wife, TERESA L. TATE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDOL G. MANN and wife, LETA C. MANN

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 Lot No. 22 of Block "B" on the Plan of the Resubdivision of Sunnymeade Unit No. 1 Subdivision of Sunnymeade-Unit 2, as of record in Book 974, Pages 56 and 57 of the Register's Office for Davidson County, Tennessee.

SAID Lot fronts 60 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line on which it measures 60 feet.

BEING the same property conveyed to Calvin L. Tate and wife, Teresa L. Tate by deed from Lola C. Rowe, a Widow, of record in Book 5449, Page 514, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions setback lines, if any, and easements of record in Book 4275, Page 432, and by Plan of record in Book 974, Pages 56 and 57, and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 5449, Page 517, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (XX) property, known as 1131 Sunnymeade Avenue Nashville, TN 37216
(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 28th day of January, 19 82

Calvin L. Tate
Calvin L. Tate

Teresa L. Tate
Teresa L. Tate

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 Calvin L. Tate and wife, Teresa L. Tate

the 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 Nashville, Tennessee, this 28th day of January, 19 82

Commission expires 4/18/82

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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
CALVIN L. TATE et ux

TO
TERESA L. TATE

RANDOL G. MANN et ux

LETA C. MANN

G 77679

RUSH

IDENTIF. REFERENCE

JAN 28 12 17 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 29

01/28 12:05 CHECK

48

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			6656.00- CO	
			157.56 CO TX	
			.00 PRFEE	
			6.50 [illegible]	
			CHECK	164.06-
			01/28/82 SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 7 6 7 9

IDENTIFICATION REFERENCE

JAN 28 12 17 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 864688