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STATE OF TENNESSEE

COUNTY OF DAVIDSON

WARRANTY DEED

BOOK 6017 PAGE 505

FOR AND IN CONSIDERATION of the sum of Ten and no/one-hundredths dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Federal Home Builders, Inc., an Alabama corporation (herein referred to as Grantor), has this day bargained and sold, and does hereby transfer and convey an undivided fifty five percent (55%) interest unto Jay W. Manning and wife, Patricia G. Manning, and an undivided forty five percent (45%) interest unto Tenna Ltd., a Tennessee limited partnership (the said parties herein jointly referred to as Grantees), their heirs and assigns, in and to that certain real estate in Davidson County, Tennessee, as follows:

All that lot or parcel of land in the 4th Civil District of Davidson County, Tennessee, being Lot Number 1 on the Plan of Valley Grove Subdivision, Section I, of record in Book 5200, page 346, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description, together with all improvements thereon located and appurtenances thereunto appertaining.

This conveyance is made subject to the restrictive covenants contained in that certain instrument recorded in Book 5815, page 992, building setback line, and utility easements as depicted upon the recorded plan of said subdivision, all the instruments cited being recorded in the Davidson County Register's Office.

This is part of the property which was acquired by Grantor from Robert E. Earheart and wife, Lucretia, by that certain warranty deed, dated December 31, 1981, which is recorded in Book 5839, page 64, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever; and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1982 taxes, the above referenced restrictions, easements, and setback lines. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, David J. Davis, President of Federal Home Builders, Inc., has executed this deed for and in behalf of the said corporation and Nell S. Glass, as Secretary, has affixed the seal for said corporation, on this 2nd day of March, 1983.

ATTEST:

Its Secretary

FEDERAL HOME BUILDERS, INC.

By: _____
Its President

STATE OF ALABAMA

LEE COUNTY

Before me, Ira Weissinger, Jr., a Notary Public for the State of Alabama at Large, personally appeared David J. Davis, and Nell S. Glass, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary, respectively, of Federal Home Builders, Inc., the within named bargainor, a corporation, and that they, as such President and Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary, respectively.

Witness my hand and seal, in Opelika, Lee County, Alabama, on this 2nd day of March, 1983.

Ira Weissinger, Jr.
Notary Public, State at Large
My Commission Expires: 2-1-85

STATE OF ALABAMA

COUNTY OF LEE

BOOK 0017 PAGE 506

The actual consideration for this transfer or value of property (whichever is greater) is $53,800.00 . This is equal to or greater than the property would bring at a fair, and voluntary sale.

Federal Home Builders, Inc.

By: _____
Its President

Sworn to and subscribed before me on this 2nd day of March, 1983.

_____
Notary Public, State at Large
My Commission Expires: 2-1-85

Map or Parcel Numbers

86-16-41

Mail to whom tax bill to be sent:

Engel Mtg. Co.
P.O. Box 847
Birmingham, AL 35201

ADDRESS NEW OWNERS:

Jay W. Manning
4220 Valley Grove Drive
Hermitage TN 37076

H 3 4 8 8 5

IDENTIF. REFERENCE

MAR 8 3 28 PM '83

REGISTER
COUNTY, TN

03/08 146.35

This instrument prepared by Ira Weissinger, Jr., Attorney at Law, 318 N. College St., Auburn, AL 36830.

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53600.00-	CO
			139.88	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 146.38-
			1796A03/08/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 4 8 8 5

IDENTIF. REFERENCE

MAR 8 3 28 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 933810