B0425

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Manson	Mortgage Financing, Inc.	Map 115-8
(NAME) 3717 Woodmont Blvd.	(NAME) 219 Second Avenue, North	Parcel 187
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37215	(STREET ADDRESS) Nashville, Tennessee 37021	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6107 PAGE 688

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, Richard C. Keough and wife, Bonnie B. Keough

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Manson

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 a 1.32, more or less, acre tract of land lying in the 1st Civil District of Davidson County, Tennessee, said tract further described as being a portion of the property conveyed to M. L. Wakefield in Book 5515, page 13, Register's Office for said County.

Beginning at a point lying on the southerly margin of Woodmont Boulevard, 402.19', more or less, east of the return point at the intersection of Estes Road and Woodmont Boulevard, said point further described as being the northeast corner of the Robert L. Bell property as of record in Book 4900, page 873, Register's Office for Davidson County, Tennessee; thence running with the said margin of Woodmont Boulevard south 86 degrees 30 minutes east a distance of 160', more or less, to the northwest corner of the Alan Saucier property as of record in Book 5242, page 41, Register's Office for Davidson County, Tennessee; thence leaving the said margin of Woodmont Boulevard and running with the westerly line of the Saucier property south 2 degrees 22 minutes 38 seconds west a distance of 360', more or less, to a point; thence leaving the Saucier property north 86 degrees 30 minutes west a distance of 158.87', more or less, to a point lying on the easterly line of the said Bell property; thence running with the said line of the Bell property north 3 degrees 02 minutes 12 seconds east a distance of 360', more or less, to the point of beginning.

Being the same property conveyed to Richard C. Keough and wife, Bonnie B. Keough, by deed from Tom A. Fuqua, Jr. and wife, Cathy O. Fuqua, of record in Book 5615, page 492, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1983 Metropolitan Government taxes.

2. Trunk sanitary sewer easement of record in Book 3347, page 390, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 3717 Woodmont Boulevard, Nashville, Tennessee 37215
(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 successors, assigns 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.

09/02 709.50 - CHECK

Witness our hand this 1st day of August, 1983

Richard C. Keough

Bonnie B. Keough by Richard C. Keough as Attorney in Fact

Bonnie B. Keough by Richard C. Keough as Attorney in Fact

5596

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON).

BOOK 6107 PAGE 689

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard C. Keough, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of August, 1983.

Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF)

COUNTY OF)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
Richard C. Keough and wife,

Bonnie B. Keough

TO
James Edward Manson

H 6 4 3 8 8.

IDENTIF. REFERENCE

AUG 2 1 36 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of August, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard C. Keough, to me known to be the person who executed the foregoing instrument in behalf of Bonnie B. Keough, and acknowledged that She executed the same as the free act and deed of the said Bonnie B. Keough.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 1983.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 270,000.00

James Edward Manson

Subscribed and sworn to before me this 1 day of August, 1983

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6107 PAGE 690

RECEIVED OF _____

FOR _____

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

270000.00- CO
702.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 708.50-
6596A08/02/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H643888

IDENTIF. REFERENCE

AUG 2 1 36 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 968203