This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6144 PAGE 832

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edwina Gail Manning	Third National Mortgage Company	Map 83-13
(NAME) 1312 Boscobel Street	(NAME) P. O. Box 2628	Parcel 196
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00) ---------- *Dollars,*

Cash in hand paid by Edwina Gail Manning and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Victor P. Soto and wife, Jackie M. Soto

have this day bargained and sold, and do hereby transfer and convey unto the said Edwina Gail Manning *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lot No. 155 on the Plan of East Edgefield, now a part of the City of Nashville, which is recorded in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Being 50 feet off of the west side of said Lot No. 155, beginning on the south side of Boscobel Street, formerly Magonlia Street at a point 33 feet from the southwest corner of Boscobel Street or Magnolia Street, and 14th Street and running southwardly 170 feet to a 16 foot alley, thence with said alley westwardly 50 feet; thence at right angles northwardly 170 feet to Boscobel or Magnolia Street; thence eastwardly with the south side of Boscobel or Magnolia Street, 50 feet to the beginning.

Being the same property conveyed to Victor P. Soto and wife, Jackie M. Soto by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington D. C., of record in Book 5972, page 460, Register's Office for Davidson County, Tennesse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 23rd day of September 19 83

Affiant Edwina Gail Manning

My commission expires: 10-20-85 (Affix Seal)

Notary Public Doris L Moore

unimproved ( )
This is improved (X) property, known as 1312 Boscobel Street (House Number) (Street) Nashville, Tennessee 37206 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 23rd *day of* September, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHECK 09/27 68.90

Victor P. Soto

Jackie M. Soto

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BOOK 6144 PAGE 833

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Victor P. Soto and wife, Jackie M. Soto

the within named 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 Nashville, Tennessee
this 23rd *day of* September, *19* 83

Doris E Morrison
Notary Public

Commission expires 10-20-85

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

Victor P. Soto etux
Jackie M. TO Soto

Edwina Gail Manning

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
G-24361

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. MILLSOPS, JR. REGISTER
DAVIDSON COUNTY, TN
SEP 27 | 01 PM '83

IDENTIFICATION REFERENCE

H 7 6 9 8 0 9

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

RECEIVED OF _____

FOR _____ BOOK 6144 PAGE 834

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
			24000.00-	CO
			62.40	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	68.90-
0413A09/27/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6086

IDENTIF. REFERENCE

SEP 27 1 01 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 981617