FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

X Jimmy C Manier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 84

Notary Public

MY COMMISSION EXPIRES: 10/20/85

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Avenue, North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JIMMY C. MANIER, etux (NAME)	Same (NAME)	Map 83-3
2105 Greenwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 159
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	27W-23905

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, I, O. O. MANNERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMY C. MANIER, et ux, CAROLYN MANIER

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:

BEGINNING at the southeast corner of the property conveyed by Houston-McCord Realty Company to City Ice Delivery Company, by deed dated August 15, 1960; thence southeast along the northeast line of Greenwood Avenue 257 feet, more or less, to a point, which is 56.5 feet southwest of the center line of the north bound main track of Louisville and Nashville Railroad Company's Radnor Cut-Off, if measured on a line radial to the curve thereof; thence in a northwesterly direction along a line southwest of, parallel with and 56.5 feet distant from said center line, the said line being Louisville and Nashville Railroad Company's southwesterly right of way line, 280 feet, more or less, to a point which is 100 feet east of the easterly line of Porter Road, if measured on a line at right angles therewith; thence in a southerly direction along a line parallel with and 100 feet distant eastwardly from the said line of Porter Road, 105 feet, more or less, to the point of beginning, containing 13,500 square feet, more or less.

BEING the same property conveyed to O. O. Manners, by deed from Houston McCord Realty Company, a Tennessee corporation, of record in Book 3404, Page 590, Register's Office for Davidson County, Tennessee.

RUBY PEARL MANNERS, wife of the said O. O. Manners, joins in this conveyance for the express purpose of conveying any marital interest which she may have now or in the future in said property.

This is unimproved ( ) improved (XX) property, known as 2103-5 East Greenwood Avenue, Nashville, Tennessee
(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 hand S this 16th day of January, 19 84

X Ruby Pearl Manners X

RUBY PEARL MANNERS O. O. MANNERS

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 O. O. MANNERS, et ux, RUBY PEARL MANNERS

the 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 16th day of January 19 84

Commission expires 10/20/85

Notary Public

KATHY BYERS NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 (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 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
O. O. MANNERS

TO
JIMMY C. MANIER, et ux,
CAROLYN MANIER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 58030

IDENTIFICATION REFERENCE

JAN 17 9 07 PM '84

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

65000.00- CAMT.
169.00 CSTAX
.50 PRFEE
6.00 ADEED
CHECK 175.50-
6854A01/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H58030

IDENTIF. REFERENCE

JAN 17 9 47 PM '84

No. 7259