#3149

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6281 PAGE 206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Marion L. Ward (NAME)	First Federal Savings and Loan Association of Tullahoma, Tennessee (NAME)	131-2
2040 Overhill Drive (STREET ADDRESS OR ROUTE NUMBER)	308 North Jackson Street (STREET ADDRESS)	109
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP)	FB #16DA-27480

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, MARK M. MANION and wife PAMELA F. MANION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARION L. WARD and wife PENNY B. WARD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 6 of Block I, on the Plan of Overton Hills, as of record in Plat Book 843, page 66, Register's Office for said County, more particularly described according to a survey by Charles Phillip Clinard, dated April 12, 1984, as follows:

Beginning at an existing iron rod in the northerly right-of-way of Galbraith Drive, said iron rod being the southeasterly corner of the within described property, and the southwesterly corner of Lot No. 7, Overton Hills; thence with the common boundary of Lot No. 6 and Lot No. 7, N 3deg.11min.35sec. E 242.61 feet to an iron pin; thence N 51deg.26min. W 11.40 feet to a chisel mark in a curb footing; thence S 38deg.00min. W 240 feet to an iron pin in the northerly margin of Overhill Drive; thence with the margin of Overhill Drive S 51deg.26min. E 73.84 feet to an iron pin; thence continuing with the margin of Overhill Drive and Galbraith Drive with a curve to the left having an internal angle of 35deg.12min. and a radius of 50 feet a distance of 30.27 feet to an iron pin; thence continuing with the margin of Galbraith Drive S 86deg.38min. E 57.28 feet to the point of beginning.

Being the same property conveyed to Mark M. Manion and wife, Pamela F. Manion by deed from John D. Whalley and Martin L. Zeitlin of record in Book 5634, page 52, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; (2) Easements of record in Book 3924, page 388, and Book 3924, page 380; and (3) All matters appearing on the Plan of record in Plat Book 843, page 66, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 2040 Overhill Drive Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of April, 19 84.

Mark M. Manion
MARK M. MANION

Pamela F. Manion
PAMELA F. MANION

STATE OF TENNESSEE

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COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK M. MANION and wife PAMELA F. MANION

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 20th day of April, 19 84.

My commission expires 1/20/85 Notary Public

*or proved to me on the basis of satisfactory evidence,

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, 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 as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

IDENTIFICATION REFERENCE

I 1 8 7 3 1

APR 30 2 03 PM '84

FELIX A. WILKINSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Marion L. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 19 84

MY COMMISSION EXPIRES: 1-11-87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MARK M. MANION and wife,

PAMELA F. MANION

TO

MARION L. WARD and wife,

PENNY B. WARD

Return To:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

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

RECEIVED OF _____

FOR _____

BOOK 6281 PAGE 208

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

650[illegible].00- CAMT.
221.50 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 227.50-
2463A04/30/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:8 7:3 1

T. IDENTIF. REFERENCE

APR 30 2 03 PM '84

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN

No. 32101