ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael J. McManus and wife, Maureen R. McManus (NAME)	Same (NAME)	TRACT 1: 119-1-477
923 Boscobel (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	TRACT 2: 82-16-281
Nashville, TN 37206 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	TRACT 3: 61-14-169

WARRANTY DEED

For and in consideration of the sum of Twenty-Four Thousand and no/100 ($24,000.00)---------- ---------- DOLLARS

cash in hand paid the receipt and sufficiency of which is hereby acknowledged,

20335. IDENTIF. REFERENCE

MAY 7 11 07 AM '84 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

BOOK 6286 PAGE 489

I, GARY W. FRAZIER

have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL J. McMANUS and wife, MAUREEN R. McMANUS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Overhill City and W. H. Fox Subdivision of part of Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, said lot being in Block 21 of said Cumberland Nurseries.

Said Lot fronts 50 feet on the north side of Peachtree Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eastside Investments, a partnership composed of Gary W. Frazier and M. R. McManus by warranty deed of record in Book 6214, page 465, Register's Office for Davidson County, Tennessee.

TRACT 2: LAND in Davidson County, Tennessee, being Lot No. 117 on the Plan of Borrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 13, Chancery Court at Nashville, Davidson County, Tennessee.

FOR a more complete description reference is hereby made to said Plan.

BEING the same property conveyed to Elizabeth R. Wright and Gary W. Frazier by deed from John J. Fudge and Frank O. Bates of record in Book 5707, Page 995, Register's Office of Davidson County and from Elizabeth R. Wright to Gary W. Frazier by quitclaim deed of record in Book 5717, page 259, Register's Office for Davidson County, Tennessee.

TRACT 3: Being Lot No. 89 on the Plan of E. B. Craig's Subdivision of the Crownover Property as of record in Book 894, page 640, Register's Office for Davidson County, Tennessee.

CONTINUED ON ATTACHED PAGE

SHANNON E. FRAZIER joins in this conveyance for transferance of her marital rights only, if any.

This is unimproved ( ) improved (X) property, known as TRACT 1: 220 Peachtree St., Nashville, TN; TRACT 2: 923 Boscobel St., Nashville, TN; and TRACT 3: 3733 Burrus St., Nashville, TN

(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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.

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 4th day of May, 1984.

Gary W Frazier
GARY W. FRAZIER, Individually and as Partner of EASTSIDE INVESTMENTS

M. R. McMANUS as Partner of EASTSIDE INVESTMENTS

Shannon E. Frazier
SHANNON E. FRAZIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6286 PAGE 490

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY W. FRAZIER and wife, SHANNON E. FRAZIER

(or proved to me on the basis of satisfactory evidence)

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 4th day of May, 1984.

My commission expires 11-1-87 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared GARY W. FRAZIER and M. R. McMANUS (or proved to me on the basis of satisfactory evidence) themselves to be Partners and of EASTSIDE INVESTMENTS, a partnership, the within named bargainor, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership as such Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of May, 1984.

Notary Public

Commission expires 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 24,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Gary W Frazier

Sworn to and subscribed before me this 4th day of May, 1984.

My commission expires 11-1-87 Notary Public

This instrument was prepared by:

WOODS, BRYAN, WOODS & WATSON, 121 17th Avenue South, Nashville, Tennessee 37203

Name Address

WARRANTY DEED

FROM

GARY W. FRAZIER and M. R. McMANUS as partners of EASTSIDE INVESTMENTS, a Tennessee partnership and GARY W. FRAZIER and SHANNON E. FRAZIER

TO

MICHAEL J. McMANUS and wife, MAUREEN R. McMANUS

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

Legal Description - Continued:

TRACT 3: Continued

Said Lot No. 89 fronts 50 feet on the westerly side of Burrus Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Gary W. Frazier and Elizabeth R. Wright, Partners by deed from John J. Fudge and Frank O. Bates, Partners, as of record in Book 5707, page 995, Register's Office for Davidson County, Tennessee and to Gary W. Frazier from Elizabeth R. Wright by quitclaim deed of record in Book 5717, page 259, Register's Office for Davidson County, Tennessee.

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
			24000.00-	CAMT.
			62.40	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	71.90-
			4360A05/07/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 20335

T IDENTIF. REFERENCE

MAY 7 11 07 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33945