This Instrument Prepared By:

Charles F. Frazier
Attorney at Law
300 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Roger G. Grooms, Jr. 604 5th Avenue, South Nashville, TN 37203	Same	93-10-373 93-10-372 1a

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, we, H. B. MANNERS, JR. and DWIGHT MANNERS, grantors herein, have bargained and sold, and by these presents do transfer and convey unto the said ROGER G. GROOMS, JR., the grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Land in Davidson County, Tennessee, being part of Lot No. 80 on the Plan of Barrow Grove Addition, as of record in Plat Book S, page 279, Register's Office for said County, described as follows:

Beginning on the easterly margin of Fifth Avenue, South, formerly Summer Street, 191 1/2 feet north of the northerly margin of Elm Street, as located on plan of record in Book 8, page 557, Register's Office for said County; thence with the easterly margin of said Avenue, northwardly 65 feet to the southwest corner of the property conveyed to Mrs. Ella Bustard by deed from J. M. Nichols, et ux, of record in Book 97, page 102, said Register's Office; thence with her south line eastwardly 176 feet, more or less, to an alley; thence with the westerly margin of said alley, southwardly 65 feet to a point 191 1/2 feet north of the northerly margin of Elm Street; thence westwardly and parallel with Elm Street 176 feet, more or less, to the beginning.

Being the same property conveyed to H. B. Manners, Jr. to a one-fourth undivided interest by deed from H. B. Manners in Book 1345, page 591, Register's Office for Davidson County, Tennessee, and vested in Dwight Manners a three-fourth undivided interest, by deed from H. B. Manners in Book 1345, page 591, from Gloria L. Manners Peymbrock and husband, Arthur Peymbrock, in Book 4388, page 948, Register's Office for Davidson County, Tennessee, by deed from Patricia Manners Cates of record in Book 4430, page 657, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Land in Davidson County, Tennessee, being part of Lot No. 80 Barrow Grove Addition, of record in Plat Book S, page 279, Register's Office for said County, described as follows:

Beginning on the easterly margin of Fifth Avenue, South, formerly Summer Street, 256 1/2 feet northerly from the northerly margin of Elm Street, as located on plan of record in Book 8, page 557, Register's Office for said County, being the northwest corner of the Cooly lot; thence with the easterly margin of said Avenue northerly 55 feet to the southwest corner of the old Hamilton or Brew lot; thence with the southerly line of said lot, easterly 176 feet to the westerly margin of an alley; thence with the westerly margin of said alley southerly 55 feet to the northeast corner of said Cooly lot; thence with the northerly line of said Cooly lot, westerly 176 feet to the beginning.

Being the same property conveyed to Dwight Manners by deed from W. B. Lannom of record in Book 1339, page 105, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: Land in Davidson County, Tennessee, being the southerly 14 feet of Lot No. 37, on the Plan of Barrow Grove, as of record in Book "S", pages 279, 319, 612 and 687, Register's Office for said County, and 50 feet of ground immediately south of said Lot No. 37, not in any plan, described together as follows:

Beginning on the easterly margin of Fifth Avenue, South, formerly Summer Street, at W. E. Drake's southwest corner; thence with the easterly margin of said avenue northerly 64 feet; thence at right angles easterly 176 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northerly 64 feet to said Drake's southeast corner; thence with his southerly line, westerly 176 feet, more or less to the beginning.

Being the same property conveyed to Dwight Manners by deed from Harry B. Manners and wife, Deane Manners, of record in Book 4157, page 3, Register's Office of Davidson County, Tennessee.

TRACT NO. 4: Land in Davidson County, Tennessee, being part of Lot No. 37 in Barrow's Grove, a plan of which is of record in Book "S", pages 279, 319, 612, and 697, Register's Office for said County, and described as follows:

Beginning at a point on the easterly margin of 5th Avenue, South, formerly Summer Street, at the southwest corner of a part of said lot formerly owned by M. M. Brien; thence with the easterly margin of said Avenue, southerly 46 feet; thence at right angles easterly 176 feet, more or less, to the westerly margin of an alley; thence with said alley, northerly 46 feet to said Brien's southeast corner; thence with the southerly line of said Brien lot, westerly 176 feet, more or less, to the beginning.

Being the same property conveyed to Dwight Manners by deed from Morris Corenswet, Gdn. etc. et al of record in Book 2087, page 16, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns, forever. And we do covenant with the said grantee 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 grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of August, 1984.

H. B. Manners Jr. By Dwight Manners
H. B. MANNERS, JR.
By Dwight Manners, Attorney-in-Fact
under Power of Attorney of record in
Book 4156, page 999, Register's Office
for Davidson County, Tennessee

Deane Manners By Dwight Manners
DEANE MANNERS
By Dwight Manners, Attorney-in-Fact
under Power of Attorney of record in
Book 4156, page 999, Register's Office
for Davidson County, Tennessee

Dwight Manners
DWIGHT MANNERS

Charles F. Frazier for Eleanor Manners
ELEANOR MANNERS
By Charles F. Frazier, Attorney-in-Fact
under Power of Attorney of record in
Book 6369, page 725, Register's Office
for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of August, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DWIGHT MANNERS, to me known to be the person who executed the foregoing instrument in behalf of H. B. Manners, Jr. and Deane Manners, or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the same as the free act and deed of the said H. B. Manners, Jr. and Deane Manners.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 1984.

Kay Gaillard
NOTARY PUBLIC

My commission expires: 11/1/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DWIGHT MANNERS, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 1984.

Kay Gaillard
NOTARY PUBLIC

My commission expires: 11/1/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of August, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHARLES F. FRAZIER, to me known to be the person who executed the foregoing instrument in behalf of Eleanor Manners, or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the same as the free act and deed of the said Eleanor Manners.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 1984.

Mary Garland
NOTARY PUBLIC

My 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 $348,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Eleanor Manners

SWORN TO AND SUBSCRIBED
before me this 31st day
of August, 1984.

Mary Garland
NOTARY PUBLIC

My commission expires: 11/1/87

7257 09/04 319.60- CHECK

1:47 1:28

IDENTIF. REFERENCE

SEP 4 9 36 AM '84

FILED AND RECORDED
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6373 PAGE 52

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

348500.00- CAMT.
906.10 CSTAX
.50 PRFEE
12.00 MDEED
CHECK 913.60-
7257A09/04/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:47:12:8

T
IDENTIF. REFERENCE

SEP 4 9 36 AM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0065873