Box 27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,580.55

Deborah L. Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 19 85

Faith Lee Cuttle
Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

BOOK 5531 PAGE 19

THIS INSTRUMENT WAS PREPARED BY

Buck, Baker & Bramlett, 7003 Chadwick, Suite 140, Brentwood, TN 37027

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Manning, Jr. (NAME)	Wachovia Mortgage Company (NAME)	91-16
4507 Dakota Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	144
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	25W-01465

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, WE, Ida Onzel Woodward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. Manning, Jr. and wife, Deborah L. Manning

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:

Being Lot No. 408 of Block 21, Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, page 103, Register's Office, Davidson County, Tennessee.

Said Lot No. 408 fronts 50 feet on the south side of Dakota Avenue, (formerly 4th Avenue), and extends back southwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Thelma L. Harden, an unmarried person by deed from Roy G. Waynick and wife, Doris Waynick of record in Book 4392, Page 955, Register's Office, Davidson County, Tennessee. The said Thelma L. Harden is now deceased leaving as her only heir Ida Onzel Woodward by Will filed in Will Book 143, page 767, Probate Court, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 4392, page 957, Register's Office for Davidson County, Tennessee in the original principal amount of $11,850.00.

This is unimproved (X) improved ( ) property, known as 4507 Dakota Avenue, (House Number) (Street) Nashville, Tn. 37209 (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 my hand this 5th day of April, 19 85

X Ida Onzel Woodward
Ida Onzel Woodward

BOOK 6531 PAGE 20

STATE OF TENNESSEE
~~Davidson~~ County OF X FLORIDA
PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ida Onzel Woodward

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Florida, ~~Tennessee~~, this 5th day of April 19 85

X Commission expires NOTARY PUBLIC STATE OF FLORIDA BONDED THRU GENERAL INSURANCE UND. MY COMMISSION EXPIRES MAR 24 1986

X Notary Public

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
Ida Onzel Woodward

TO
Thomas W. Manning, Jr.
Deborah L. Manning

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 - 7003 CHADWICK DR.
BRENTWOOD, TN 37072

19703

IDENTIF. REFERENCE

APR 10 3 13 PM '85

DAVIDSON COUNTY, TN

3947 04/10 25.25- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6531 PAGE 21

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

7580.56- CAMT.
19.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 26.26-
6947A04/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 5 7 0 3

IDENTIF. REFERENCE

APR 10 3 13 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 123918

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