6041

BOOK 554 PAGE 172

WARRANTY DEED

FROM: Robert E. Fogarty, Jr. and wife, Tamara W. Fogarty, Grantors

TO: Marvin C. Manson and wife, Vicki C. Manson, Grantees

This instrument was prepared by:
Stephen W. Ramp, Esq.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: 112 Bluefield Square, Nashville, Tennessee 37214

Send Tax Bills To: First Atlanta Mortgage Corp., P.O. Box 105603, Atlanta, Georgia 30348

Map-Parcel Numbers: 3DZ-60104

Field Book Numbers: 96-14-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty-Nine Thousand Dollars ($49,000).

Vicki C. Manson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29 day of April, 19 88.

Notary Public

My Commission Expires: 4/17/88

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Grantors have bargained and sold, and by these presents do transfer and convey unto the said Grantees, their heirs, successors, 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 Lot No. 136 on the Plan of Twin Lawn of record in Plat Book 2331, Page 9, Register's Office, Davidson County, Tennessee, and being described as follows:

BEGINNING at a point on the southerly margin of Twin Lawn Drive said point being the common front corner of Lots 136 and 137; thence with the line between said lots in a southerly direction 162.6 feet to a point; thence in an easterly direction 95.7 feet to a point in the westerly margin of Colfax Drive; thence with the said margin of Colfax Drive in a northerly direction 146.3 feet to the beginning of a curve to the left; thence around said curve, which has a radius of 25.0 feet, a distance of 39.3 feet to a point in the southerly margin of Twin Lawn Drive; thence with the same in a westerly direction a distance of 71.5 feet to the point of beginning.

BEING the same property conveyed to Robert E. Fogarty, Jr. and wife, Tamara W. Fogarty, by deed from Wayne Trapp, of record in Book 6165, Page 463, said Register's Office.

This is improved property, known as 2853 Twin Lawn Drive, Nashville, Tennessee 37214.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except for taxes for 1985, not yet a lien, a deed of trust of record in Book 5464, page 804, Register's Office for Davidson County, Tennessee (assumed by Grantees), restrictions of record and the notice of lien in Book 6426, page 584, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 29th day of April, 1985.

J 0 0 3 7 8

IDENTIF. REFERENCE

FILED APR 29 3 56 PM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Robert E. Fogarty

ROBERT E. FOGARTY, JR.

Tamara W. Fogarty

TAMARA W. FOGARTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Vicki J. Cuan, a Notary Public of said County and State, ROBERT E. FOGARTY, JR. and TAMARA W. FOGARTY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 1985.

Vicki J. Cuan
Notary Public

My Commission Expires: July 18, 1987

SWR/4-26-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6544 PAGE 174

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

490[illegible].00- CANT.
127.40 CSTAX
.50 PRFE[illegible]
6.00 WDE[illegible]
CHECK 13[illegible].90-
2679A04/29/85 BAL .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0037.8

IDENTIF. REFERENCE

APR 29 3 56 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 129504