FORM NO. WB-1

BOOK 6670 PAGE 719

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 19 85

Notary Public

MY COMMISSION EXPIRES: 10. 26 88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Howard Manning (NAME)	Singleton Mortgage Corporation (NAME)	12DZ-02347
2500 Oakwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 171307 (STREET ADDRESS)	MAP 71-4
Nashville, TN. 37207 (CITY) (STATE) (P O ZIP)	Memphis, TN. 38187-1307 (CITY) (STATE) (ZIP)	PAR. 225

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, Eddie Mai Baxter, divorced

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Howard Manning and wife, Debra R. Manning, as tenants by the entirety

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. 8, Section One, Shepardwood Subdivision, as of record in Book 4175, pages 82 and 83, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Eddie Mai Baxter, (Divorced) by deed from C. H. Bailey, Jr., Trustee, of record in Book 4428, page 777, Register's Office Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4361, page 11, said Register's Office.

This conveyance is subject to public utility and drainage easement; utility anchor easement; and building setback lines of record in Book 4175, pages 82 & 83, said Register's Office.

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

40966

IDENTIFICATION REFERENCE

Oct 2 10 00 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 2500 Oakwood Avenue, Nashville, TN. 37207
(House Number) (Street) (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 unincumbered 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 24th day of September, 19 85

Eddie Mai Baxter

Eddie Mai Baxter

2.38

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie Mai Baxter, divorced

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 Nashville, Tennessee, this 24th day of September 19 85.

Commission expires 10-20-85

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

Eddie Mai Baxter

TO

James Howard Manning

Debra R. Manning

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

File Box #24

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36600.00- CAMT.	
			94.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 101.40-	
			2438A 10/02/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40966

IDENTIFICATION REFERENCE

OCT 2 10 00 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178012