ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
LEON H. MANNINGS (NAME)	Commerce Union Bank (NAME)	136-141
3412 Lanawood Court (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 2546 (STREET ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	2D 38790

BOOK 6708 PAGE 465

WARRANTY DEED

For and in consideration of the sum of One Hundred Four Thousand One Hundred Ninety-Two and 05/100 ($104,192.05)---------- DOLLARS receipt of which is hereby acknowledged, of which Ninety-One Thousand Fifty-Five and 32/100 Dollars ($91,055.32) is the remaining balance on a certain note dated April 22, 1983, to Commerce Union Uank which was of the original principal amount of $91,900 which note is secured by a Deed of Trust to J. G. Palmer, Trustee, of record in Book 6044, page 133, Register's Office for Davidson County, Tennessee, of which Three Thousand One Hundred Thirty-Six and 73/100 Dollars ($3,136.73) is the remaining balance on a certain note due Nashville Electric Service in the original principal amount of $3,645.00 which note is secured of record in Book 6252, page 919, and of which the balance of Ten Thousand Dollars ($10,000.00) is cash,

I, ELLEN S. COLIN,

have bargained and sold, and by these presents do transfer and convey unto the said LEON H. MANNINGS and wife MILDRED J. MANNINGS

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

Land in Davidson County, Tennessee, being Lot No. 511 on the Plan of the Priest Lake Park, Section VIII, as of record in Book 5200, page 418, Register's Office for Davidson County, Tennessee.

Said Lot No. 551 fronts 40.54 feet on the southerly margin of Lanawood Court and extends back 242.18 feet on the southerly line and 91.66 feet on the northerly line to a dead line in the rear measuring 220.0 feet thereon.

Being the same property conveyed to Anthony Heyser Colin and wife, Ellen S. Colin, by deed from Philhall Corporation, of record in Book 6044, page 130, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Douglass Love, Trustee, from Anthony Heyser Colin and then to Ellen S. Colin by Quitclaim Deed from Douglass Love, Trustee, of record in Book 6681, page 644, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3412 Lanawood Court (House Number) (Street)
Nashville, Tennessee (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, except as provided above.

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 13th day of November, 19 85.

Ellen S. Colin
ELLEN S. COLIN

STATE OF TENNESSEE

BOOK 6708 PAGE 466

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELLEN S. COLIN

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 1985.

My commission expires 7-15-87 Notary Public Frank J. Hastetter, Jr.

STATE OF TENNESSEE

COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 104,192.05

This is equal to or greater than the property would bring at a fair and voluntary sale.

LEON H. MANNINGS

Sworn to and subscribed before me this 13th day of November, 1985.

My commission expires 7-15-87 Notary Public Frank J. Hastetter, Jr.

This instrument was prepared by:

WOODS & WOODS, A Professional Law Association, 121 17th Avenue South, Nashville, TN 37203

Name Address

WARRANTY DEED

FROM ELLEN S. COLIN

TO LEON H. MANNINGS et ux

MILDRED J. MANNINGS

IDENTIFICATION REFERENCE 52648

Nov 13 2 00 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6708 PAGE 467

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

104192.05- CAPIT.
270.92 COTAX.
.50 PRFEE
6.00 WDEED
CHECK 277.42-
6305A11/13/85 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 2 6 4 8

IDENTIFICATION REFERENCE

Nov 13 2 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191522