Box

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Patrick J. McManus
208 Rolling Mill Road
Old Hickory, TN. 37138

SEND TAX BILLS TO:
The Lomas and Nettleton Company
2001 Bryan Tower
Dallas, Texas 75201

MAP-PARCEL NUMBERS:
MAP 54-14
PARCEL 20
4D-27708

BOOK 6739 PAGE 780

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey A. Rothman and wife, Pamela Diana Rothman hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Patrick J. McManus and wife, Sherry L. McManus hereinafter called the Grantee, Grantee's heirs 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. 85 on the plan of Section Two Brandywine Farms, of record in Book 3700, page 28, Register's Office for said County.

SAID Lot No. 85 fronts 124.00 feet on the southwesterly margin between parallel lines 338.8 feet to a dead line.

BEING the same property conveyed to Jeffrey A. Rothman and wife, Pamela Diana Rothman by deed from Sarah Jane Butler, Adm. CTA Est. of Rena B. Archer of record in Book 6522, page 395, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3816, page 544, Book 3822, page 851, and made applicable to Sec. 2 by instrument in Book 3936, page 811, and an extension of said Restrictive Covenants of record in Book 6691, page 977, all in said Register's Office.

This instrument is being executed on behalf of Pamela Diana Rothman by Rose Palermo as her Attorney in Fact pursuant to a Power of Attorney which is being recorded simultaneously herewith.

This is (un)improved property, known as 208 Rolling Mill Road, Old Hickory, TN. 37138.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of December, 19 85.

Pamela Diana Rothman
By Rose Palermo
Attorney In Fact

Pamela Diana Rothman
BY: Rose Palermo, Attorney in Fact

Jeffrey A. Rothman

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of December, 19 85, before me personally appeared Jeffrey A. Rothman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 126,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 16th day of December, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose Palermo, 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 on behalf of Pamela Diana Rothman as her Attorney in Fact as the free act and deed of the within named Pamela Diana Rothman.

This the 16th day of December, 1985.

My Commission expires: 10-7-88

_____
Notary Public

WARRANTY DEED

from:
Jeffrey A. Rothman and wife, Pamela Diana Rothman

to:
Patrick J. McManus and wife, Sherry L. McManus

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24385

STATE OF Tennessee

COUNTY OF Davidson

BOOK 6739 PAGE 782

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Rose Palermo

Affiant Rose Palermo

Sworn to and subscribed before me this 16th day of December, 19 85.

Notary Public

My Commission Expires: 10-24-84

NOTARY PUBLIC

STATE OF ILLINOIS

LAKE COUNTY

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Dec 18 1 58 PM '85

IDENTIFICATION REFERENCE

6 2 3 2 4

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6739 PAGE 783

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

12601.10- CANT.
327.60 CSTAX
.50 RPSF
2.00 MDF D
CHECK 332.10-
7909A12/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62324

IDENTIFICATION REFERENCE

Dec 18 1 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 202851