file box 8/jcb

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

ADDRESS NEW OWNER:
Mark Manner
3614 Saratoga Drive
Nashville, TN 37205

SEND TAX BILLS TO:
Citicorp Homeowners, Inc.

670 Mason Ridge Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
117-1
13
7DA-2625

WARRANTY DEED

BOOK 6743 PAGE 882

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, Elizabeth Bard Hyatt, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mark Manner and Anne Carpenter 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. 21 Block "C" on the plan of Bellwood, of record in Book 547, pages 149 and 150, Register's Office for said County.

SAID Lot No. 21 fronts 60 feet on the northerly margin of Saratoga Drive and extneds back 168.37 feet on the easterly line and 177.68 feet on the westerly line to a dead line in the rear, measuring 61.05 feet thereon.

BEING the same property conveyed to James Philip Hyatt and wife, Elizabeth Bard Hyatt by deed from The Metropolitan Life Insurance Company of record in Book 1394, page 4, said Register's Office. James Philip Hyatt has sinced died.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Elizabeth Bard Hyatt, also known as Elizabeth B. Hyatt, by Joann J. Tomlin as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.
This is (un)improved property, known as 3614 Saratoga Drive, Nashville, TN 37205.

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 20th day of December, 19 85.

Elizabeth Bard Hyatt
BY: Joann J. Tomlin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

BOOK S743 PAGE 883

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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00.

Mark Manner
Affiant

Subscribed and sworn to before me, this the 20th day of December, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

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 Joann J. Tomlin, 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 Elizabeth Bard Hyatt as her Attorney in Fact as the free act and deed of the within named Elizabeth Bard Hyatt.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of December, 1985.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: 11-1-87

WARRANTY DEED

from:
Elizabeth Bard Hyatt, unmarried

to:
Mark Manner and Anne Carpenter

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

TN-24459

BOOK 6743 PAGE 884

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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.

Affiant Joann J. Tomlin

Sworn to and subscribed before me this 20th day of December, 19 85.

Notary Public

My Commission Expires: 11-1-87

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6341.0

IDENTIFICATION REFERENCE

Dec 23 2 25 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6743 PAGE 885

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

250[illegible].00- CAPIT.
247.00 CSTAX
.50 PRFE
9.00 WDEED
CHECK 256.50-
9309A12/23/85 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6341-0

IDENTIFICATION REFERENCE

DEC 23 2 25 PM '85
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 204219