BOOK 6749 PAGE 919

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 249998 FILE BOX #35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James P. Manning (NAME)	James P. Manning (NAME)	
Lot No. 79, Westover Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center, 8 22Fl. (STREET ADDRESS)	MAP 130-2
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, tenn. 37238 (CITY) (STATE) (ZIP)	PARCEL 86

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by James P. Manning and wife, Gene B. Manning and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Carolyn Ambrose Denton, and, John L. Ambrose, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said James P. Manning, and wife, Gene B. Manning

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 60 feet on the west side of Westover Drive and extends back westerly between parallel lines 210 feet, more or less, to a rear line.

Being part of the same property conveyed to Carolyn Ambrose Denton and John L. Ambrose, Jr. by Will of Elmira D. Ambrose, of record in Will Book 150, page 51, Probate Court Clerk's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE

6.49 I-9

DEC 31 8 59 AM '85
FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me this the 30th *day of* December *19* 85

My commission expires 5-20-87 *(Affix Seal)*

Affiant [signature]

Notary Public Judy A. Dobbs

This is improved ( ) unimproved ( ) property, known as Lot No. 79, Westover Drive, Nashville, Tennessee 37205 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 19th *day of* December, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carolyn Ambrose Denton
Carolyn Ambrose Denton

John L Ambrose, Jr
John L. Ambrose, Jr.

STATE OF ~~XXXXXXXXX~~ Mississippi
COUNTY OF ~~XXXXXXXXX~~ Bolivar

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Carolyn Ambrose Denton

*the within named 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 _____ ~~XXXXXXX~~ *Tennessee,*
this 19th *day of* December, *19* 85.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

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

_____ *Notary Public*

Commission expires ~~MY COMMISSION EXPIRES FEB 22, 1986~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State John L. Ambrose, Jr.
the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee,
this 30th day of December, 19 85.

Judy A. Dobbs
Notary Public

My Commission expires 5-20-87

WARRANTY DEED

FROM
Carolyn Ambrose Denton etal

TO
James P. Manning etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

60[illegible].40- CASH
156.50 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 162.90-
1241A12/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64919

IDENTIFICATION REFERENCE

Dec 31 8 59 AM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 206107