PREPARED BY:
James L. Smith, Atty.
315 W. Main St.
Hendersonville, TN 37075

# WARRANTY DEED

BOOK 6752 PAGE 76

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Alvin Manuel, et ux | SAME | Map 7 |
| (NAME) | (NAME) | Par 138 Js |
| 1100 Kermit Dr. | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Suit 101 Nash. Tn. 37217 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)----------
---------- *Dollars,*
cash in hand paid by Alvin Manuel and wife, Renee C. Manuel, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, G. C. Baggett,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Alvin Manuel and wife, Renee C. Manuel, their

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

Being Lot No. 14 on the Plan of Fox Chase Meadows, of record in Book 5200, page 184, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to G. C. Baggett by deed from Tom Carver of record in book 6533, page 493, Register's Office for Davidson County, Tennessee.

65352

IDENTIFICATION REFERENCE

DEC 31 4 12 PM '85

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18000.00

Subscribed and sworn to before me, this the 26th day of December 19 85

Affiant

My commission expires: 4-19-87
(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as Fox Run Road, Goodlettsville, TN 37072
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said 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* 26th *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.*

/s/ G. C. Baggett

/s/ Howard Baggett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Joan Dunlap, *a Notary Public in and for said County and State,* G. C. Baggett and husband, Howard Baggett,

*the within named bargainor S, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Goodlettsville, *Tennessee, this* 26th *day of* December, *19*85.

Joan Dunlap *Notary Public*

*Commission expires* 11-22-88

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, 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* .....

**WARRANTY DEED**

**FROM**

G. C. BAGGETT, ET VIR

**TO**

ALVIN MANUEL, ET UX

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 _____ BOOK 6752 PAGE 78

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 1BUR .CO- CATT. | |
| | | | 46.00 CSTAX | |
| | | | .50 PREP | |
| | | | 6.00 WDFEE | |
| | | | CHECK 53.50- | |
| | | | 1735A12/31/85 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

65352

IDENTIFY REFERENCE

Dec 31 4 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 206595