Box 8 cg

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael Allen Hartley	Bailey Mortgage Company	MAP 130-02
108 Pembroke Avenue		PARCEL 067
Nashville, TN 37205	162 East Amite Street	7DZ-29705
	Jackson, Mississippi 39201	

WARRANTY DEED

BOOK 6825 PAGE 188

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, James P. Manning and Gene B. Manning , husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael Allen Hartley and wife, Margery Lynn Hartley 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. 96 and the southerly 15 feet of Lot No. 95 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for said County.

SAID Lot No. 96 and part of Lot No. 95 adjoins and fronts together 75 feet on the easterly margin of Pembroke Avenue and extends back between parallel lines 190 feet to a dead line.

BEING the same property conveyed to James P. Manning and wife, Gene B. Manning by deed from Susan S. Rushing, unmarried, of record in Book 5499, page 729, Register's Office for Davidson County, Tennessee.

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

This is (un)improved property, known as 108 Pembroke Avenue, 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 4th day of April, 1986.

Gene B. Manning

James P. Manning

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of April, 1986, before me personally appeared James P. Manning and Gene B. Manning, 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 their free act and deed.

My Commission Expires: 10-24-88

Notary Public

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

BOOK 6825 PAGE 189

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 138,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 4th day of April, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
James P. Manning and Gene B. Manning

to:
Michael Allen Hartley and wife, Margery Lynn Hartley

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

TN 24890

IDENTIFY REFERENCE

FILED
APR 9 1 38 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

97006

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

RECEIVED OF _____

FOR _____

BOOK 6825 PAGE 190

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	VD	1380[illegible]CO-	CAMT.	
		13800.00	CAMT.	
		138000.CO-	CAMT.	
		358.00	CSTAX	
		.50	PRFEE-	
		6.00	WDEED	
		1380A04/09/86	CHECK	365.30-
			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90076

IDENTIFI. REFERENCE

APR 9 1 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 235509