BOOK 6871 PAGE 210

Mail

ADDRESS NEW OWNER AND
SEND TAX BILLS
WILLIAM W. MANNING
1833 Hudson Road
Madison, Tn. 37115

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee
Map-Parcel
63-0-62
11D-84075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JESSE B. LEWIS AND WIFE, ELIZABETH STALEY LEWIS, hereinafter called the GRANTOR, have this day bargained and sold and by these presents do transfer and convey unto WILLIAM W. MANNING AND WIFE, BETTE JO MANNING, as tenants by the entirety, hereinafter called the GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

Being a parcel or tract of land in the 11th Civil District of Davidson County, Tennessee, and more particularly described as follow:

Beginning at an iron pin in a fence corner at the intersection of Hudson Road and a private drive; thence along the easterly margin of Hudson Road, in a southerly direction, fronting on Hudson Road for a distance of 119.1 ft. and extending back between two lines, the northerly line running N. 75 degrees 21' E. 764.5 ft. to an iron pin; thence S. 88 degrees 15' E. 2,720.1 ft. to a point near the bank of the Cumberland River; the southerly line running N. 78 degrees 28' E. 687.4 ft. to a point; thence S. 87 degrees 45' E. 2179.4 ft. to a point; thence S. 88 degrees 15' E. to a point near the bank of the Cumberland River, the back line measuring 187.6 ft. thereon, containing 13.05 acres, more or less.

Being the same property conveyed to Jesse B. Lewis, and wife, Elizabeth Staley Lewis by deed from E. C. Chance, and wife, Malinda E. Chance of record in Book 2796, Page 69, Register's Office for Davidson County, Tennessee.

Also conveyed is Grantor's right, title and interest in the following described land, to wit:
Tract 1: Being a parcel or tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey of T. R. Sanford, Surveyor, dated June 14, 1958, as follows: Being a one-fourth undivided interest in a roadway 50 feet wide, the centerline of which is described as follows: Beginning at a point in the center of Hudson Road, at the intersection of the centerline of Pine Trail (a private road) at the southwest corner of C. E. Corlew's Property and E. C. Chance's Property; running thence North 75 degrees 21' East 668.12 feet to a point; thence around a curve having a radius of 500 feet, 143.12 feet to a point; thence South 88 degrees 15' East 1163.60 feet; thence around a curve having a radius of 400 feet, 152.43 feet to a point; thence South 66 degrees 25' East 334.07 feet to a point; thence around a curve having a radius of 400 feet, 54.69

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

feet to a point; thence South 74 degrees 15' East 440.41 feet to a point at the intersection of Red Oak Drive (a private road that runs generally north and south.)

Tract 2: Beginning at a point in the easterly margin of Red Oak Drive, (50-foot private Drive) at a point 523.3 feet North 15 degrees 45' West from the southerly end of said Drive; thence with the margin of the same, North 15 degrees 45' West 175 feet to the southerly margin of a 12-foot easement; thence along said Easement, South 88 degrees 15' East 600 feet to the Cumberland River; thence with said River, South 15 degrees 45' East 175 feet to a point; thence North 88 degrees 15' West 600 feet to the point of beginning.

Being the same property conveyed to Jesse B. Lewis and wife, Elizabeth Staley Lewis, by deed from E. C. Chance and wife, as of record in Book 2706, Page 541, said Register's Office, and by deed of correction of record in Book 2926, Page 407, Register's Office for Davidson County, Tennessee.

Subject to all restrictions and easements of record.

1986 taxes prorated and to be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR further covenants and binds themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Part of the consideration of this conveyance is secured by a deed of trust recorded simultaneously herewith.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands on this the 29 day of May, 1986.

Jesse B. Lewis
JESSE B. LEWIS

Elizabeth Staley Lewis
ELIZABETH STALEY LEWIS

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

BOOK 6871 PAGE 212

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public, JESSE B. LEWIS AND WIFE, ELIZABETH STALEY LEWIS, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of May, 1986.

Paulette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 100,000.00.

IDENTIFICATION REFERENCE

FILED FOR RECORD
MAY 30 8 51 AM '86
FOX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

William C. Mowery
AFFIANT

Subscribed and sworn to before me, this the 29 day of May, 1986.

Paulette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

0.5.4 1.8.

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

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

RECEIVED OF _____

FOR _____

BOOK 6871 PAGE 213

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

[illegible] 0.00-	CA T.
860.00	STAX
.50	PRFEE
9.00	MORTG
CHECK	869.50-
5490AM 5/30/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.5.4 1.8.

IDENTIFICATION REFERENCE

MAY 30 8 51 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253192