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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 Murfreesboro Road, #505
NAME ADDRESS
325 ELLIS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP, PARCEL NUMBERS |
|---|---|---|
| Ronald A. Manlove (NAME) | Mortgagee Security Financial & Mortgage Corporation (NAME) | MAP 32-09 |
| 105 Crystal Court (STREET ADDRESS OR ROUTE NUMBER) | 1611 Des Peres Road #320 (STREET ADDRESS) | PARCEL 2 |
| Nashville, TN 37207 (CITY) (STATE) (P O ZIP) | St. Louis, MO 63131 (CITY) (STATE) (ZIP) | 10D-03043 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerry R. Thomas and wife, Vera J. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald A. Manlove and Sherri D. Sanders

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 135 on the Plan of Timbertrail, Section II, of record in Book 5200, page 333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of saidl lot.

Being the same property conveyed to Jerry R. Thomas and wife, Vera J. Thomas by deed from Radnor Homes, Inc. of record in Book 6143, page 81, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

1 8 9 6 0

IDENTIFICATION REFERENCE

Jul 10 10 50 AM '86

FELIX Z. WILLIAMS III REGISTER DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (X) property, known as 105 Crystal Court, Nashville, TN 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 2nd day of July, 19 86

Vera J. Thomas

Jerry R. Thomas

529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry R. Thomas and wife, Vera J. Thomas

the 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 Nashville, Tennessee, this 2nd day of July 19 86

Commission expires July 19, 1987

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Jerry R. Thomas
Vera J. Thomas

TO
Ronald A. Manlove
Sherrie D. Sanders

Return to:
LEON SHARBER, ATTORNEY
~~325 PLUS PARK BOULEVARD~~
NASHVILLE, TENNESSEE 37217
1161 Murfreesboro Road, Suite 505

**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 |
|---|---|---|---|---|
| | | | 61500.00- CNVT. | |
| | | | 172.70 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDED | |
| | | | CHECK | 179.70- |
| 5425A07/10/86 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8960

IDENTIFY REFERENCE

Jul 10 10 58 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 268837