2964
430638-4

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

James D. Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 1986

Notary Public

MY COMMISSION EXPIRES: 5/13/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Sutton (NAME)	Fidelity Federal Savings & Loan (NAME)	75-13-221
300 Bonnasprings Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	AD-32186
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Warren E. Manchess, Patricia Manchess Ward and Gregory J. Manchess

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Sutton and wife, Lynn W. Surton

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

Land in Davidson County, Tennessee, being Lot No. 1069 on the Plan of Hermitage Hills Subdivision, Section 9, of record in Book 3600, page 97, said Register's Office.

Said Lot No. 1069 begins at a point in the southerly margin of Bonnacreek Drive, the common corner of Lots Nos. 1069 and 1070; thence eastwardly with said margin 105.3 feet to a concrete monument, the beginning of a curve; thence southeastwardly around said curve 39.27 feet to a point in the easterly margin of Bonnaspring Drive; thence southwardly 97.26 feet with said margin to a point, the common front corners of Lots Nos. 1068 and 1069; thence westwardly with the line between said lots 116.4 feet to a point, the common rear corner of Lots Nos. 1068, 1069 and 1070; thence northwardly with the line between Lots Nos. 1069 and 1070, 117.55 feet to the point of beginning.

Being the same property conveyed to Alice L. Manchess by deed from Joseph Lloyd Sentell and wife, Clara B. Sentell as of record in Book 6069, page 455, as re-recorded in Book 6074, page 641, said Register's Office. The said Alice L. Manchess having since died the property is vested in the heirs at law of Alice L. Manchess.

The property herein conveyed is not the usual place of residence of the grantors or their spouses.

FELIX P. WILKINSON, REGISTER DAVIDSON COUNTY, TN
AUG 8 10 19 AM '86
IDENTIFICATION REFERENCE
29776

unimproved ( ) This is improved (X) property, known as 300 Bonnasprings Drive, Hermitage, Tennessee 37076
(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 his hand this 7th day of August, 1986

Warren E. Manchess

Patricia Manchess Ward

Gregory J. Manchess

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Warren E. Manchess Patricia Manchess Ward Warren E. Manchess

the 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 7th day of August, 19 86

Commission Expires 5/3/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Warren E. Manchess

TO
James D. Sutton and wife, Lynn W. Sutton

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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- CAJT.	
			108.20 CSTAX	
			.50 PRFE	
			6.00 MOE D	
			CHECK	174.50-
			7950ACB/CBV/CG CAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2977.9

IDENTIFICATION REFERENCE

AUG 8 10 19 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 281083