BOOK 6997 PAGE 690 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Rebecca J. Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF September 1986

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rebecca J. Manning (NAME)	Home Savings of America, F.A. (Mortgagee) (NAME)	MAP 104-5
3705 Westbrook Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7075 (STREET ADDRESS)	PAR. 230
Nashville, TN. 37205 (CITY) (STATE) (P O ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	26W 00215

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, Robbie S. Luter, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca J. Manning, unmarried

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 the westerly 20 feet of Lot No. 478 and the easterly 30 feet of Lot No. 479 on the Plan of Richland Realty Company's Division "C" of record in Book 421, Page 31, Register's Office, Davidson County, Tennessee and further described according to a survey by John Kohl dated September 19, 1986 as follows:

SAID parts of lots Nos. 478 & 479 front together 50 feet on the southerly side of Westbrook Avenue and run back 124 feet, more or less, on the easterly line and 102 feet, more or less, on the westerly line to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Herman Lawrence Luter and wife, Robbie S. Luter by deed from Martha Harper Bagwell, a widow, expressly reserving a life estate in the property of record in Book 3764, Page 193, Register's Office, Davidson County, Tennessee. The said Martha Harper Bagwell having since died. The said Herman Lawrence Luter having since died.

THIS property is also known as 3705 Westbrook Avenue, Nashville, TN. 37205.

This conveyance is subject to any and all existing easements of record.

4872 1

IDENTIFICATION REFERENCE

OCT 2 1 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3705 Westbrook Avenue, Nashville, TN. 37205
(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 my hand this 29th day of September, 1986

Robbie S. Luter
Robbie S. Luter

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 Robbie S. Luter, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 19 89

Commission expires 7-9-89

Notary Public

STATE OF TENNESSEE
Davidson County

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

Robbie S. Luter

TO

Rebecca J. Manning

title escrow, inc.

suite 218
640 spence lane
nashville tennessee 37217

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
			6850[illegible] 0- CAPIT	
			19[illegible].80 CSTAX	
			.50 PRFE[illegible]	
			6.00 WDE[illegible]	
			CHECK 199.30-	
9464A		10/02/86	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4872 1

IDENTIFICATION REFERENCE

Oct 2 1 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302107