file box 8/jcb

BOOK 6928 PAGE 334

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

251487

ADDRESS NEW OWNER:
Andrea Maneschi
807 Timber Lane
Nashville, TN. 37215

MORTGAGEE:

MAP-PARCEL NUMBERS:
117-02-050
7DA-05675

RE-RECORD
BOOK 7072 PAGE 6

WARRANTY DEED

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, Pauline L. Rabin, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Andrea Maneschi and wife, Helga D. Maneschi 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 the southerly portion of Lot No. 31, on the plan of Forest Park Land Improvement Company's Subdivision, as of record in Book 161, page 144, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Timber Lane, formerly Maplewood Avenue, at a point 100 feet south of the corner of Lot Nos. 30 and 31, it being the southwest corner of the lot conveyed to William S. Riddle, Jr.,* 342.5 feet to a point on the westerly boundary line of Block 5 on the Plan of Stokes tract, as of record in Book 974, page 24, said Register's Office; thence southwestwardly with said boundary line 119.5 feet to a point; thence westwardly 271 feet along the northerly boundary line of the property conveyed to Lois C. Knight by deed of record in Book 4949, page 730, said Register's Office and as corrected by deed of record in Book 5001, page 732, said Register's Office, to a point in the easterly margin of Timber Lane; thence northerly along the easterly margin of Timber Lane 100 feet to a point of beginning.

Being the same property conveyed to Dr. David Rabin and wife, Dr. Pauline L. Rabin by deed from Joel T. Riggs, unmarried of record in Book 5324, page 945, said Register's Office. David Rabin died on October 26, 1984. Dr. Pauline Rabin became sole owner as surviving tenants by the entirety.

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

*thence east with the south line of the said William S. Riddle, Jr.,

This is (un)improved property, known as 807 Timber Lane, Nashville, TN. 37215.

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 24th day of July, 19 86

Pauline L. Rabin
Pauline L. Rabin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of July, 19 86 before me personally appeared Pauline L. Rabin, unmarried, 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 hes executed the same as her free act and deed.

Notary Public

My Commission Expires: 3-11-90

RE-RECORD BOOK 7072 PAGE 7
BOOK 6928 PAGE 335

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 245,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of July, 1986.

My Commission Expires: 3-11-90

Notary Public

RE-RECORD

73014

IDENTIFICATION REFERENCE

Dec 17 10 43 AM '86

FEE $

REGISTER'S OFFICE

WARRANTY DEED

from:
Pauline L. Rabin, unmarried

to:
Andrea Maneschi

IDENTIFICATION REFERENCE

98. AM 4 8 52 JUL 25

FILED FOR RECORD
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

10502

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