This instrument prepared upon information furnished by the parties by: Richard M. Brooks, Atty. Carthage, Tennessee 37030

Map 94
Par 108 Is

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration and in order to dissolve Andrews & Manning Partnership, the receipt of which is hereby acknowledged, we, A. M. MANNING and wife, MAI MANNING, have bargained and sold and by these presents do transfer and convey unto PRENTICE L. ANDREWS, his heirs and assigns, a certain tract or parcel of land located in the Third (3rd) Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit-

BOOK 7088 PAGE 659

Being a portion of Lot Number 19, on the Plan of Georgia Industrial Realty Company's South Nashville Properties, being a matter of Public Record in Book Number 421, page 187, in the office of The Register, Davidson County, Tennessee, as described according to a survey made by The Southern Land Surveying Company, Incorporated, dated 6 February, 1970, as follows: BEGINNING at an iron pin, located in the Jim C. Burke North Line, at the southwest corner of property conveyed to J. L. Graham, by Deed of Record in Book 2011, page 228, in the Office of The Registrar, Davidson County, Tennessee, running thence, along the Burke Line, being the North line, in a Northward direction 82°, 39', 7" West 300.33' to an iron pin; thence - North 1°, 57', 47" East 182.52', to a pointer; thence - North 5°, 2', 44" East 123.62', to an iron pin, said pin being the Southeast Corner Marker of Property conveyed to William O. Gainey, by Deed, being of Public Record, in Book 4346, page 149, in the office of The Registrar, Davidson County, Tennessee, - thence - continuing with the Eastwardly Boundary of the Property of William O. Gainey, North 5°, 2', 44" East 247.50', to an iron pin, in the Southeast Boundary of certain Property, conveyed to The City of NASHVILLE, by Deed, being of Public Record, in Deed Book Number 692, page 442, in the Office of The Registrar, Davidson County, Tennessee, and continuing thence-along the said Southeasterly Boundary thereof, North 58°, 56' 44" East, 203.25', to an iron pin; said pin being located in the J. L. Graham Property Northwest Corner; running thence-along the Graham Property's West Line, South 1°, 51', 57", West 761.79', to the point of the Beginning, and containing THREE AND ONE-HALF (3.50A) ACRES, be it more, or be it less:

Being the same property conveyed to Prentice L. Andrews and A. M. Manning, Tract No. 1 of record in Deed Book 4425, pages 614-615 R.O.D.C.T. and corrected in Deed Book 4425, page, 783 R.O.D.C.T.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said PRENTICE L. ANDREWS, his heirs and assigns, forever.

WE COVENANT that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered.

WE FURTHER COVENANT and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said PRENTICE L. ANDREWS, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 31st day of December, 1986.

A. M. MANNING

MAI MANNING

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7088 PAGE 660

PERSONALLY appeared before me the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named A. M. Manning and wife, Mai Manning, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Davidson County, Tennessee, this the 31st day of December, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires July 18, 1988

Send 1987 tax bill to:

Prentice L. Andrews
~~Rt. #2~~ P.O. Box A
Carthage, TN. 37030

MORTGAGEE:

783311

IDENTIFICATION REFERENCE

Dec 31 10 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FEE $.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 60.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF Dec 1986

Deputy Register

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

RECEIVED OF _____

FOR _____

BOOK 7088 PAGE 661

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

50[illegible].00- CAMT.
140.[illegible]0 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 146.50-
3170A12/31/86 3AL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78331

IDENTIFICATION REFERENCE

Dec 31 10 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28845