Box 8 cg

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

ADDRESS NEW OWNER:

Charles R. Manley
Youn H. Burton
8417 Rolling Hills Drive
Kingston Springs, TN. 37082

MORTGAGEE:

Sears Mortgage Corporation
300 Knightsbridge Pkwy.
Lincolnshire, IL 60069

MAP-PARCEL NUMBERS:

MAP 127-13
PARCEL 34
9D-66306

WARRANTY DEED

BOOK 7155 PAGE 983

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, William W. Coleman, III and wife, Martha Ann Coleman

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles R. Manley and Yon H. Burton, as joint tenants with rights of survivorship 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 Lot No. 18 on the plan of Merrymount Acres, Section IV, of record in Book 4460, pages 126 and 127, Register's Office for said County.

SAID Lot No. 18 fronts 108.03 feet on the southerly margin of Rolling Hills Drive and extends back along the easterly line, passing a witness line at 716.98 feet, a total distance of 780.94 feet, more or less, and extends back along the westerly line passing a witness line at 764.97 feet, a total distance of 862.11 feet, more or less, to the center of the Harpeth River, measuring 458.05 feet thereon.

TOGETHER with a Declaration of Driveway Easement for ingress and egress to and from Rolling Hills Drive as of record in Book 6803, page 418, Register's Office for said county.

BEING the same property conveyed to William W. Coleman, III by deed from William Jere Bailey and wife, Bonnie J. Bailey of record in Book 6581, page 621, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4399, page 771, and Book 5107, page 729, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~an~~) improved property, known as 8417 Rolling Hills Drive, Kingston Springs, TN. 37082

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 27th day of February, 19 87.

Martha Ann Coleman
Martha Ann Coleman

William W. Coleman III
William W. Coleman, III

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of February, 19 87, before me personally appeared William W. Coleman, III and wife, Martha Ann Coleman, 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 they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

03/04/88-7434

BOOK 7155 PAGE 984

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 $ 155,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of March, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 4 10 24 AM '87

IDENTIFICATION REFERENCE

71669

WARRANTY DEED

from:
William W. Coleman, III, et ux
Martha Ann Coleman

to:
Charles R. Manley and
Yon H. Burton

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26309

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

RECEIVED OF _____

FOR _____

BOOK 7155 PAGE 985

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

[illegible] - 0- CMIT.
[illegible] STAX
.50 [illegible]
6.00 MOR
CHECK 460.50-
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 9 9 9 1:

IDENTIFI REFERENCE

MAR 4 10 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52657