BOOK 7477 PAGE 666

Mail

THIS INSTRUMENT PREPARED BY:
David M. Amonette
AMONETTE & STUBBS
554 West Main Street
Gallatin, Tennessee 37066

ADDRESS NEW OWNER:
Ronald E. Nollner, et ux
604 Vanoke Drive
Madison, Tn. 37115

SEND TAX BILLS TO:
Leader Federal Mortgage, Inc.
P. O. Box 2926
Memphis, TN 38101-2926

Map 42, Group 13, Parcel 47

WARRANTY DEED 0444 02/26 0101 03CHECK 321.50

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, TY NEWTON MANSHIP and wife, GINA H. MANSHIP, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RONALD E. NOLLNER and wife, BEVERLY W. NOLLNER, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> BEING Lot No. 11 on the Resubdivision of Lots 11 and 12, Section One, Hedgewood Hills, as of record in Book 3500, page 65, Register's Office for said County.
>
> Said Lot No. 11 fronts 175 feet on the easterly side of Vanoke Drive and extends back 455.9 feet on the northerly line and 483.7 feet on the southerly line to a dead line, measuring 46.99 feet thereon.
>
> Being the same property conveyed to Ty Newton Manship and wife, Gina H. Manship by deed from James H. Witt and wife, Ruth S. Witt, dated October 28, 1985 and being recorded in Book 6694, page 619, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to restrictive covenants of record in Book 3180, page 51, Register's Office of Davidson County, Tennessee; and further, subject to easements, setback lines and any and all limitations per plat of record in said Register's Office.

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 the Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as herein set forth, and the

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An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537
Nashville
(615) 242-5945

Grantors do further covenant and bind themselves, their heirs and assigns, 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.

This is improved property located at 604 Vanoke Drive, Madison, Tennessee 37115.

IN WITNESS whereof, the parties hereto have duly executed the foregoing on this the 25th day of February, 1988.

Ty Newton Manship by B.W. Caldwell
TY NEWTON MANSHIP by
B. W. CALDWELL under power of attorney

Gina H. Manship by B.W. Caldwell
GINA H. MANSHIP by
B. W. CALDWELL under power of attorney

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of February, 1988, before me personally appeared B. W. CALDWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TY NEWTON MANSHIP and wife, GINA H. MANSHIP acknowledged that he executed the same as the free act and deed of said TY NEWTON MANSHIP and wife, GINA H. MANSHIP.

Witness my hand and seal at office on this the 25th day of February, 1988.

NOTARY PUBLIC

My Commission Expires:
5/11/91.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 ($112,500.00) DOLLARS.

Ronald E. Nolley
AFFIANT

Subscribed and sworn to before me this the 25th day of February, 1988.

NOTARY PUBLIC

(SEAL)

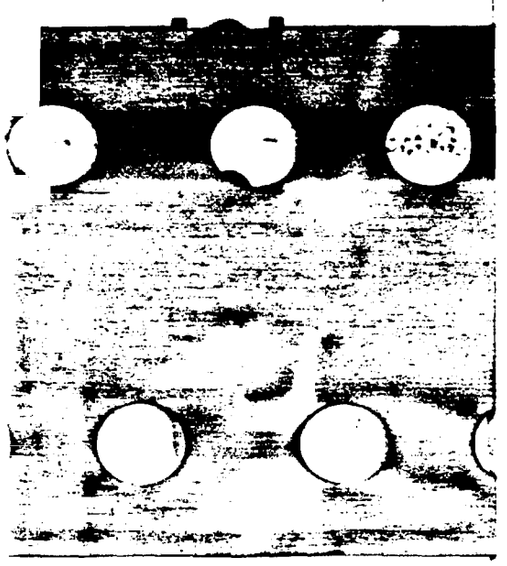
My Commission Expires: 5/11/91

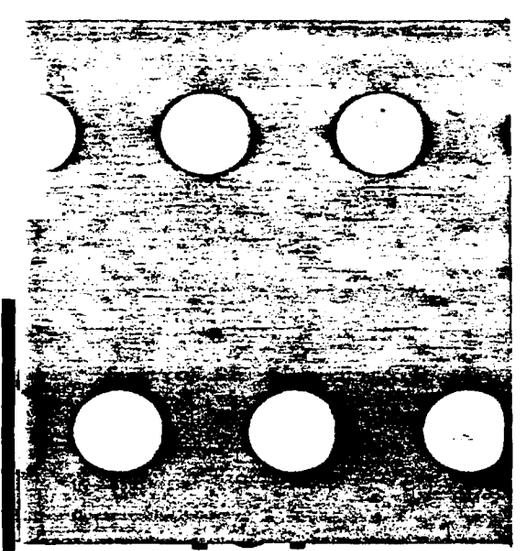
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FEB 26 11 22 AM '88
FLOYD WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0.7.9.8.9.





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 112500.00
CON TX 315.00
PRFEE 0.50
WDEED 6.00
TOTAL 321.50
CHECK 321.50

02/26/88 01 11:27 0001 0444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.7.9.8.9.

IDENTIFICATION REFERENCE

FEB 26 11 22 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65174