BOOK 7831 PAGE 818

RUSH

MAY 3 11 06 AM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

29878

This Instrument Prepared By:
TITLEFAX, Inc.
611 Commerce Street, Suite 2909
Nashville, TN 37203

WARRANTY DEED

2498 05/03 0101 03CHECK 26.30

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of May, 1989.

Notary Public

My Commission Expires: January 24, 1990

Address New Owner:
Charles S. McGowan
Eleanor R. McGowan
418 Capitol Street
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map/Parcel
63-8-5.00
63-8-6.00

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid by Charles S. McGowan and wife, Eleanor R. McGowan, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **Joe B. Manning and wife, Patricia A. Manning have this day bargained and sold and do hereby transfer and convey unto the said Charles S. McGowan and wife, Eleanor R. McGowan , as tenants by the entirety,** certain real estate in Davidson County, Tennessee, as follows:

TRACT I
Being lots Nos. 15 and 16 on the Plan of Hadley Bend City, Block "U", as of record in book 421, page 120, Register's Office for said County.

Said lots Nos. 15 and 16 front together 50 feet on the westerly side of Hadley Bend Boulevard and extend back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Joe B. Manning and wife, Patricia A. Manning by deed from Louise Alexander, of record in Book 3791, Page 878, Register's Office for Davidson County, Tennessee.

TRACT II
Being Lots Nos. 17 and 18 of Block "U" on the Map of Hadley Bend City, as of record in Book 421, page 120, Register's Office for said County.

Said Lots Nos. 17 and 18 front 25 feet each on the northerly side of Hadley Bend Boulevard and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joe Manning and wife, Patricia Manning by Jesse Bowman and wife, Mary Bowman of record in Book 4838, Page 455, Register's Office for Davidson County, Tennessee.

The said Joe B. Manning and Joe Manning are one person and the same. The said Patricia A. Manning and Patricia Manning are one person and the same.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants which may appear in the Register's Office for said County.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the grantees, their successors, heirs, and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 2nd day of May, 1989.

Joe B. Manning
JOE B. MANNING

Patricia A. Manning
PATRICIA A. MANNING

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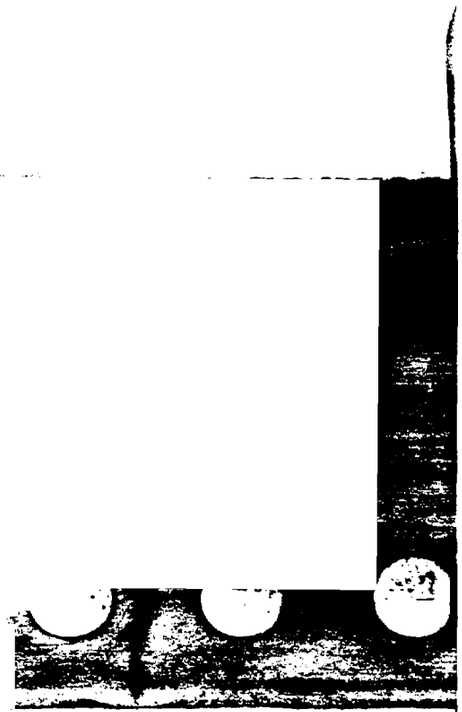
STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

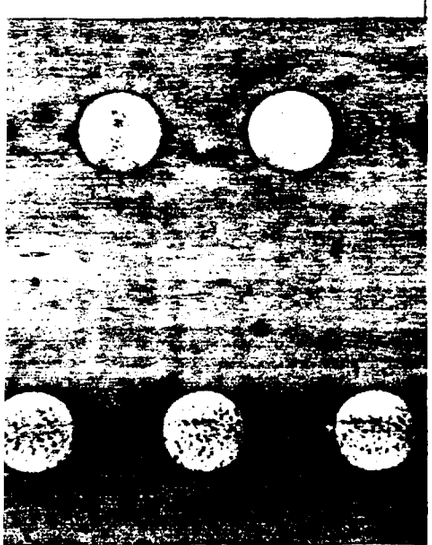
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Joe B. Manning and wife, Patricia A. Manning, with whom I am personally acquainted (or proved to me on the basis of satisfactory eidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Donelson, Tennessee, this 2nd day of May, 1989.

Judith Cuviello
Notary Public

My Commission Expires: January 21, 1990





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 6000.00
CON TX 19.80
PRFEE 0.50
WDEED 6.00
TOTAL 26.30
CHECK 26.30

05/03/89 01 11:07 0001 2498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2987.8

IDENTIFICATION REFERENCE

MAY 3 11 05 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205979