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File in Box # 4
FORM NO. WD-1
#89-5-10

32230

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 1989

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

MAY 11 2 34 PM '89

THIS INSTRUMENT WAS PREPARED BY		
Peter Weiss, Attorney, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Walter Carter	Sovran Mortgage Corporation	Map 117-4
(NAME)	(NAME)	
1907 Cedar Lane	201 E. Cary Street	Parcel 313
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212	Richmond, VA 23219	FB# 16DA-00635
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard P. Manning and wife, Marjorie Kirkpatrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Carter and wife, Christie Carter, as tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lot No. 1 on the A. B. Montgomery Lands, as of record in Book 1, Page 22, Chancery Court for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of "Ellenway" or Cedar Lane, at the northeast corner of the property conveyed to W. J. Flynn and wife, by deed from Albert G. Morris and wife, of record in Book 1079, Page 555, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said Lane easterly 90 feet; thence, southerly 160 feet to the northerly margin of an alley; thence, with the same westerly 80 feet to said Flynn's southeast corner; thence, with said Flynn's eastern boundary line northerly 160 feet to the beginning.

BEING the same property conveyed to Richard P. Manning and wife, Marjorie Kirkpatrick, by Deed from Marc Fortune and wife, Marjean Coddon, of record in Book 6009, Page 608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by the Grantors herein to Barclays American Mortgage Corporation in the original principal amount of $77,875.00, of record in Book 7014, Page 783, Register's Office for Davidson County, Tennessee. Assigned to Sovran Mortgage Corporation by instrument not of record.

This is unimproved ( ) improved (XX) property, known as 1907 Cedar Lane, (House Number) (Street) Nashville, (P. O. Address) Tennessee (City or Town) 37212 (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever 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 our hand s this 11th day of May, 1989

Richard P. Manning
RICHARD P. MANNING

Marjorie Kirkpatrick
MARJORIE KIRKPATRICK

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named Richard P. Manning and wife, Marjorie Kirkpatrick

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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 19 89.

Peter Weiss
Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Richard P. Manning and wife, Marjorie Kirkpatrick

TO
Walter Carter and wife, Christie Carter

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

428.90 0301 03CHECK 5284 05/11

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
	128000.00
CON TX	422.40
PRFEE	0.50
[illegible]	6.00
TOTAL	428.90
CHECK	428.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]

05/11/89 01 14:35 0001 5284

32236

MAY 11 2 34 PM '89

No. 206721