BOOK 78 : 40

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

EDNELIA MAI MANNING, Individually and as executrix of the estate of Charles Leo Eckhardt

TO

EDNELIA MAI MANNING

For draftsman's use

This Instrument Prepared By:
L. R. DeMarco
Attorney at Law
Suite 400, Washington Square
214 Second Avenue North
Nashville, TN 37201
(615) 256-6681

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ednelia Mai Manning (NAME)	Same (NAME)	130-1
P. O. Box 434 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 21 Is
Glasgow, KY 42141 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ NONE

Ednelia Mai Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 1992.

L. R. DeMarco
Notary Public

MY COMMISSION EXPIRES: 5-20-92

(AFFIX SEAL)

For and in Consideration of the sum of TEN ($10) DOLLARS

33262

IDENTIFICATION REFERENCE

Mar 16 11 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6551 05/16 0101 03CHECK 9.00

I have bargained and sold, and by these presents do transfer and convey unto the said EDNELIA MAI MANNING, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 75 on the Plan of West Meade Farms, Section 3, as of record in book 1835, page 4, Register's Office for said County, described as follows:
Beginning on the southwesterly margin of Keyway Drive at the corner of lots Nos. 74 and 75; thence with the line between said two lots, southwestwardly 158.7 feet to the corner of lots Nos. 75 and 76; thence with the line between said two lots, southeastwardly 107.1 feet to the northwesterly margin of Harding Road; thence with said Road, northeastwardly 122.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 39.6 feet to the southwesterly margin of Keyway Drive, northwestwardly 95 feet to the beginning.

Being the same property conveyed to Leo Eckhardt Realty Co., Inc., by deed from R. J. Menefee and wife, Lucy Hays Menefee, of record in Book 4287, page 227, Register's Office for Davidson County, Tennessee.

Leo Eckhardt and Ednelia Mai Manning were the sole shareholders in Leo Eckhardt Realty Co., Inc., and said corporation was dissolved on December 18, 1986, in the Written Consent to Dissolution of Leo Eckhardt Realty Co., Inc., filed with the Tennessee Secretary of State's office on December 22, 1986. Leo Eckhardt died in Davidson County, Tennessee, on October 20, 1988, leaving a will which was admitted to probate in the Probate Clerk of Davidson County, Tennessee, on November 4, 1988, and recorded in Will Book 165, page 4, Davidson County, Tennessee, Probate Clerk's office. Leo Eckhardt, in said will, devised and bequeathed all of his property to his sole surviving heir, Ednelia Mai Manning.

Sarah S. Eckhardt and Sandra Elizabeth Eckhardt predeceased Charles Leo Eckhardt. Leo Eckhardt and Charles Leo Eckhardt are one and the same person. Charles Leo Eckhardt, deceased, was an unmarried person at his death. Ednelia Mai Eckhardt Cagle and Ednelia Mai Manning are one and the same person.

All of this being pursuant to an Affidavit of Inheritance recorded in Book 7837, Page 743, Register's Office for Davidson County, Tennessee.

This is improved property known as 101 Keyway Drive, Nashville, Tennessee 37205.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto, belonging to the said **Ednelia Mai Manning**, her heirs and assigns, forever.

And, I do covenant with the said **Ednelia Mai Manning** that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And, I do further covenant and bind my heirs and representatives to warrant and forever defend the title to the said land to the said **Ednelia Mai Manning**, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 8th day of May, 1989.

Ednelia Mai Manning

Ednelia Mai Manning,
Individually and as Executrix of
the Estate of Charles Leo Eckhardt

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **EDNELIA MAI MANNING**, individually and as executrix of the estate of Charles Leo Eckhardt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 8th day of May, 1989.

NOTARY PUBLIC

My Commission Expires: 5-20-92