WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent C. McManus & wife,	SAME	Map 131-01-H
Cynthia C. McManus	(NAME)	Parcel 14
304 Windemere Woods Drive	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 7868 PAGE 758

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~~ Windemere Properties, a Tennessee general partnership composed of Ward Mallory and Jeanette H. Dalton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kent C. McManus and wife, Cynthia C. McManus

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, Davidson STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of A Revised Plat of Phase I and II, Windemere, of record in Book 6900, page 616, as amended in Book 7805, page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Windemere Properties by Warranty Deed from Hobbs Corporation, a Tennessee corporation, of record in Book 7513, page 259, Register's Office for Davidson County, Tennessee.

6697 06/20 0101 03CHECK 881.00

The above property is conveyed subject to the following:

1. 1989 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Windemere (Phase I), and the ByLaws appended thereto, of record in Book 6958, page 576, as amended in Book 7173, page 35, and further amended in Book 7495, page 647, said Register's Office.

3. Storm Water Detention Agreement of record in Book 6908, page 64, said Register's Office.

4. All matters as shown on the Plan of record in Book 6900, page 616, as amended in Book 7805, page 49, said Register's Office.

5. Rights of others in and to the common areas.

unimproved ( )
This is improved (x) property, known as 304 Windemere Woods Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 its hand this 19th day of June, 19 89

WINDEMERE PROPERTIES

BY: Ward Mallory
Ward Mallory, Partner

BY: Jeanette H. Dalton
Jeanette H. Dalton, Partner

(_____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7868 PAGE 759

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ward Mallory and Jeanette H. Dalton, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (~~himself~~ themselves) to be the Partners ~~XXXX~~ and ~~XXXXXXXX~~ respectively of the Windemere Properties the within named bargainor, a ~~corporation~~ partnership, and that (~~he~~ they) as such Partners ~~XX~~ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said Ward Mallory as such Partner, and attesting the same by the said Jeanette H. Dalton as such Partner.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 19 day of June, 19 89.

My Commission Expires: 3/27/93

Carol R. Rogers
Notary Public

WARRANTY DEED

FROM
Windemere Properties, a Tennessee general partnership composed of Ward Malory and Jeanette H. Dalton
TO
Kent C. McManus and wife, Cynthia C. McManus

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

42525

JUN 20 11 34 AM '89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

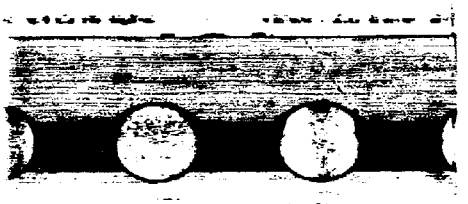
The actual consideration or value, whichever is greater, for this conveyance is $ 265,000.00

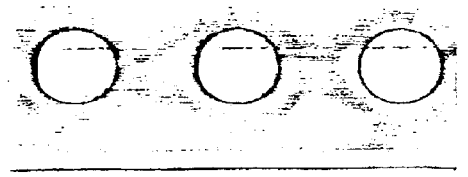
Leslie McMillan

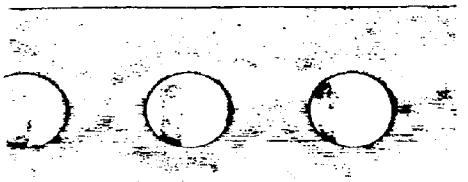
Subscribed and sworn to before me this 19th day of June, 19 89.

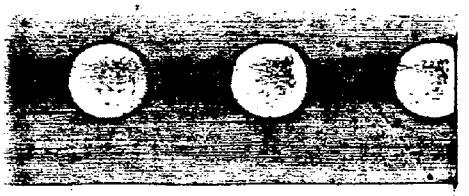
My Commission Expires: 3/27/93

Carol R. Rogers
Notary Public









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7868 PAGE 760

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
				265000.00
				CON TX 874.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 881.00
				CHECK 881.00
			06/20/89 01	11:37 0001 6697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42525

IDENTIFICATION REFERENCE

JUN 20 11 34 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 221004