File in Box # 14

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } G-6651

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF July 19 90

Notary Public

MY COMMISSION EXPIRES: 11/20/91

(AFFIX SEAL)

BOOK 8166 PAGE 692

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL M. MANN	MORTGAGEE C & S Real Estates Services, Inc.	Map 143-2A
(NAME) 508 Harpeth Trace Drive	(NAME) Caller Service #105058	Parcel 32
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS) Tucker, Georgia 30085-5058	FB# 09DZ-72959
(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, FRANK L. WATKINS AND WIFE, DORENDIA S. WATKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL M. MANN AND WIFE, JOY A. MANN, 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 Lot No. 32 on the Plan of Harpeth Trace Estates, Section Three, as of record in Plat Book 5200, Pages 751, 752, and 753, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Frank L. Watkins and wife, Dorenda S. Watkins, by Deed from Y & F Builders, a Tennessee Partnership, of record in Book 7659, Page 157, Register's Office for Davidson County, Tennessee.

This conveyance is subject to declaration of covenants, conditions and restrictions of record in Book 6274, Page 148, Book 5380, Page 357, Book 5120, Page 199, and Book 5120, Page 208, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

45537

Aug 2 3 30 PM '90

This is improved ( ) unimproved ( ) property, known as 508 Harpeth Trace Drive, Nashville, TN 37221
(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, 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 seised 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 their hand s this 30th day of July, 19 90

X X

FRANK L. WATKINS DORENDIA S. WATKINS

STATE OF TENNESSEE
Davidson County

BOOK 8166 PAGE 693

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, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____ Notary Public

Commission Expires_____

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
FRANK L. WATKINS AND WIFE,
DORENDIA S. WATKINS

TO
PAUL M. MANN AND WIFE, JOY A. MANN

$47.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF Texas)
COUNTY OF Montgomery)

Personally appeared before me, Frank L. Watkins a Notary Public, Frank L. Watkins and wife, Dorendia S. Watkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of July, 1990.

LORAINE R. SANDERS
MY COMMISSION EXPIRES
February 15, 1993

Frank L. Watkins
Notary Public

My Commission expires: 2-15-93

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8166 PAGE 694

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	194000.00
CON TX	640.20
PRFEE	1.00
WDEED	6.00
TOTAL	647.20
CHECK	647.20

08/02/90 01 15:33 0001 6531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46537

AUG 2 3 30 PM '90

No. 343002