THIS INSTRUMENT PREPARED BY: RONALD B. BUCHANAN, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 8435 PAGE 395

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS:
MARK H. THOMASSON, ET UX, 106 Due West Avenue Madison, Tennessee 37115	SAME	Map 51-8 Parcel 149

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM W. MANNING and wife, BETTY JO R. MANNING, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said MARK H. THOMASSON and wife, KAREN LEE THOMASSON, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Map of Section One, Morningside Heights, as of record in Book 1130, page 76, Register's Office for said County, and described as follows:

BEGINNING at a point in the south margin of Due West Avenue, being the northeast corner of the property marked on said plan "Mrs. W. A. Core," at a concrete monument; thence with the margin of Due West Avenue, easterly 39.65 feet to another concrete monument at the beginning of a curve; thence in a southeasterly direction around said curve, 47.1 feet to the westerly margin of Coreland Drive; thence with the margin of the same, southerly 120 feet to the corner of Lots Nos. 1 and 2; thence with the line between said lots, westerly 127.25 feet to a point in the line of said Mrs. W. A. Core's property; thence with the line of the same, northerly 160 feet to the beginning.

BEING the same property conveyed to William W. Manning and wife, Betty Jo R. Manning, by deed from William H. Howell, Trustee, of record in Book 4486, page 450, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenants of record in Book 1334, page 345; setback lines and easements shown on Plan of record in Book 1130, page 76, all in said Register's Office.

This is improved property, known as: 106 Due West Avenue, Madison, TN

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said 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, except as of record. 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.

WITNESS our hands this 30 day of August, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

14323

SEP 4 1 43 PM '91

X William W. Manning
WILLIAM W. MANNING

X Betty Jo R. Manning
BETTY JO R. MANNING

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Mark H. Thomasson
AFFIANT

Subscribed and sworn to before me,
this 30 day of Aug, 1991.

NOTARY PUBLIC

My Commission Expires: 10/24/94

STATE OF TENNESSEE)
COUNTY OF Sumner)

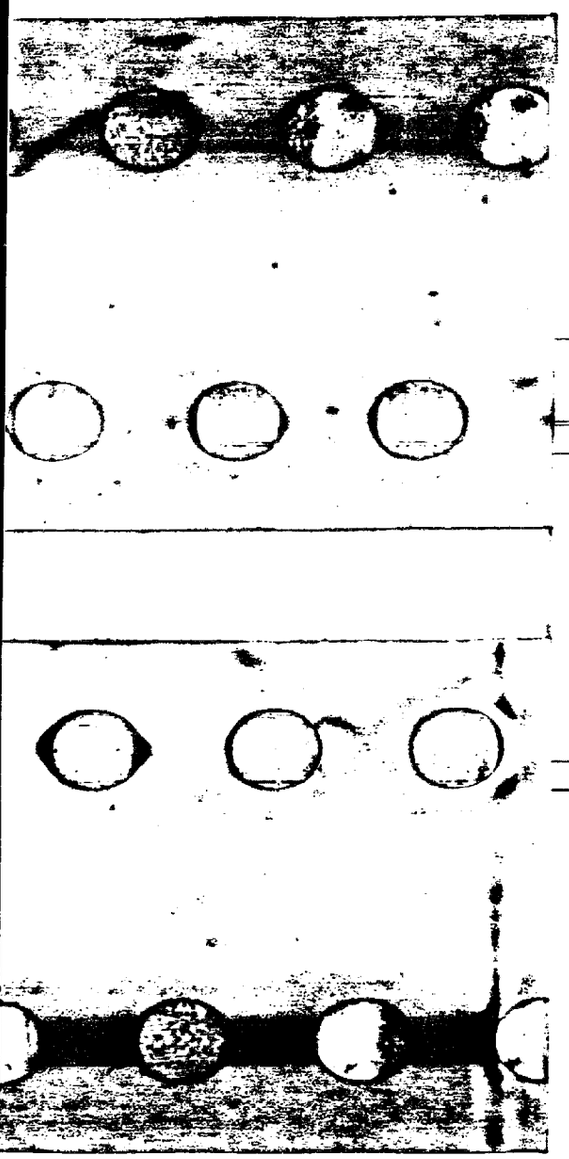
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared WILLIAM W. MANNING and wife, BETTY JO R. MANNING, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 30 day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 10/24/94

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 6.00
TOTAL 654.50
CHECK 654.50

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 7812

44323

SEP 4 1 43 PM '91

No. 456100