BOOK 8495 PAGE 905 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Robert A. Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 19 91

Patricia Hughes
Notary Public

MY COMMISSION EXPIRES: 2/22/93

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

| NAME / ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert A. Mann (NAME) | Citizens & Southern Mortgage Corporation (NAME) | MAP 75-8 |
| 717 Dutchmans Court (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 656 (STREET ADDRESS) | PARCEL 199 |
| Hermitage, TN 37076 (CITY) (STATE) (P O ZIP) | Tucker, GA 30085-0656 (CITY) (STATE) (ZIP) | 04D67326 |

FOR AND 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, Donald P. Garr and wife, Jenny L. Garr, (formerly Jenny L. Tungsvanich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Mann and wife, Terri K. Mann

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:

BEING Lot No. 70, on the plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jenny L. Tungsvanich (now Jenny L. Garr) by deed from Thienchai Tungvanich, of record in Book 8006, Page 924, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4793, Page 157; Book 4849, page 767; Book 5028, page 357; Book 5020, page 58; Book 5545, page 321; and Book 6017, page 179, Register's Office for said County.

6.5265

TENNESSEE REGISTER

Nov 27 10 53 AM '91

This is unimproved ( ) / improved (XX) property, known as 717 Dutchmans Court, Hermitage, TN 37076
(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 heir 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 covey 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 22nd day of November, 19 91

Jenny L. Garr

Donald P. Garr

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald P. Garr and wife, Jenny L. Garr, (formerly Jenny L. Tungsvanich

(or proved to me on the basis of satisfactory evidence)

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November, 19 93.

Commission expires 7/24/93

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon (his oath / themself / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they)

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

(or proved to me on the basis of satisfactory evidence)

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Donald P. Garr
Jenny L. Garr

TO

Robert A. Mann
Terri K. Mann

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

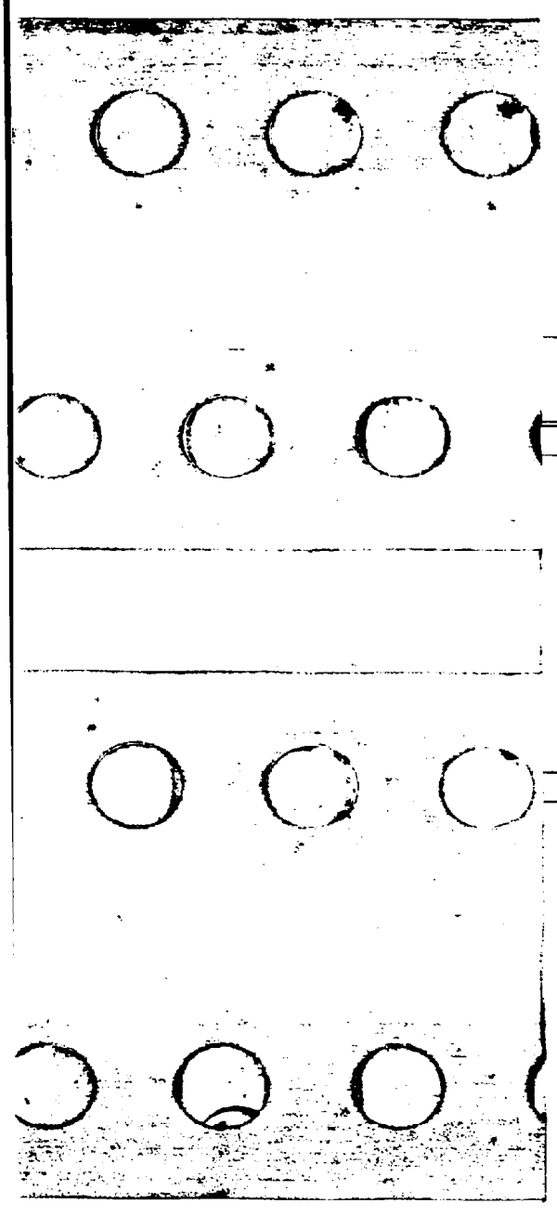
3142 11/27 0101 02CHECK 12.25

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8495 PAGE 907

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 6.00
TOTAL 312.25
CHECK 312.25

11/27/91 01 10:55 0001 3142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.5265.

IDENTIFICATION REFERENCE

Nov 27 10 53 AM '91

No. 480200