BOOK 8517 PAGE 794

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 19 91

Notary Public

MY COMMISSION EXPIRES 11-25-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda M. Burnette (NAME)	New Owner (NAME)	MAP 83-7
407 Rosebank Avenue (ADDRESS)	(ADDRESS)	PARCEL 276
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Estate of Otho O. Manners, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda M. Burnette, a married person

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. 9 and the west 16 feet front and 18.8 feet rear of Lot No. 10 on the Map of Roselawn, as of record in Book 2133, Page 1, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the south margin of Rosebank Avenue 16 feet east of the common corner of Lots Nos. 9 and 10; thence with the margin of said Avenue, westerly 112 feet to a point at the beginning of a curve; thence around said curve southwesterly 39.3 feet to a point in the easterly margin of Beechmont Place; thence along the margin of the same, around a slight curve, southerly 115.8 feet to the corner of Lot No. 13; thence with the line between Lots Nos. 9 and 13, northeasterly 105.8 feet to the corner of Lot No. 10; thence with the line between Lots Nos. 10 and 13, southeasterly 18.8 feet to a point, being the southwesterly corner of the property conveyed to Robert H. Anderson and wife, by deed from Barry-Cockrill Company, of record in Book 2144, Page 215, said Register's Office; thence along Anderson's west line, northerly 102.7 feet to the point of beginning.

BEING the same property conveyed to O. O. Manners, and wife, Ruby H. Manners, by deed from Will Blailock, and wife, Martha Blailock, of record in Book 2648, Page 455, Register's Office for Davidson County, Tennessee. The said Ruby H. Manners having since quitclaimed her interest in said property to Otho O. Manners, by Quitclaim Deed of record in Book 7932, Page 447, Register's Office for Davidson County, Tennessee. The said Otho O. Manners having since died and his will probated in Will Book 172, Page 424, Probate Court for Davidson County, Tennessee, devising said property to the Estate of Otho O. Manners.

unimproved ( )
This is improved (X) property, known as 407 Rosebank Avenue, Nashville, Tennessee
(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 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 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 my hand this 13th day of December, 19 91

Estate of Otho O. Manners, Deceased
By: Patricia A. Manners, Executrix
Patricia A. Manners, Executrix

BOOK 8517 PAGE 795

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 Estate of Otho O. Manners, Deceased, by Patricia A. Manners, Executrix, 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 Madison, Tennessee, this 13th day of December, 19 91.

My Commission expires 11-25-95

Judy G. Uthey
Notary Public

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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_____.

My commission expires _____

_____
Notary Public

7.2991

IDENTIFICATION REFERENCE

DEC 30 1 42 PM '91

WARRANTY DEED

FROM

Estate of Otho O. Manners, Deceased

TO

Wanda M. Burnette

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

5705 12/30 0101 03CHECK 230.85

A7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8517 PAGE 796

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 60500.00
CON TX 223.85
PRFEE 1.00
WDEED 6.00
TOTAL 230.85
CHECK 230.85

12/30/91 01 13:42 0001 6705

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2.9.9 1:

IDENTIFICATION REFERENCE

DEC 30 1 42 PM '91

FELIX Z. WILSON II REGISTER DAVIDSON CO. TN

No. 489164