BOOK 8592 PAGE 288 BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March A.D. 19 92.

Notary Public

MY COMMISSION EXPIRES: May 26, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Manning	NationsBanc Mortgage Corporation of Georgia	MAP 117-5
(NAME)	(NAME)	
3609 Sperry Avenue	P. O. Box 656	PARCEL 42
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37215	Tucker, GA 30085-0656	
(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, Joseph H. Towell and wife, Janet H. Towell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Manning and wife, Gene B. Manning

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. 38 on the Plan of Henry Sperry Subdivision, as of record in Book 974, page 21, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph H. Towell and wife, Janet H. Towell by deed from Thomas Larry Edmondson and wife, Deborah F. Edmondson of record in Book 7850, page 917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

9. 8. 3. 6. 5.

IDENTIFICATION REFERENCE

APR 2 3 25 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6737 04/02 0101 03CHECK 645.25

unimproved ( )
This is improved (X) property, known as 3609 Sperry Avenue, 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, 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 our hand s this 27th day of November, 19 91

Joseph H Towell
Joseph H. Towell

Janet H Towell
Janet H. Towell

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

BOX 15

BOOK 8592 PAGE 289

STATE OF ~~TENNESSEE~~ N.C.
COUNTY OF ~~DAVIDSON~~ Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph H. Towell and wife, Janet H. Towell

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Charlotte, NC, ~~Tennessee~~, this 27th day of March, 1991

Commission expires 3/30/91

Janet H. Towell
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

WARRANTY DEED

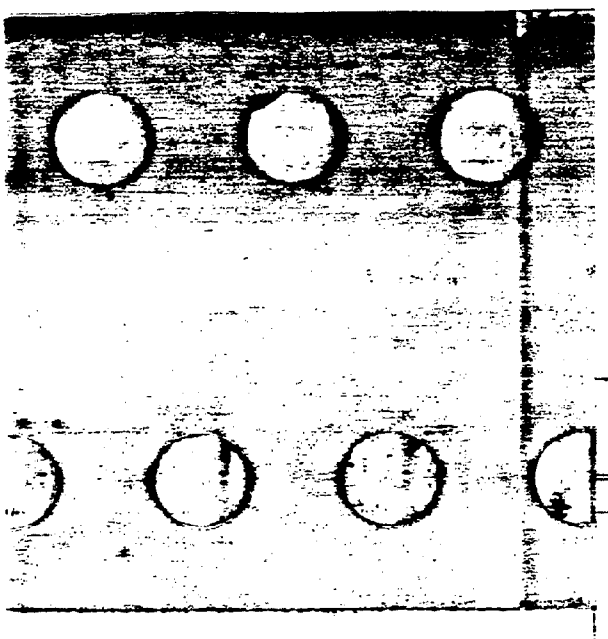
FROM

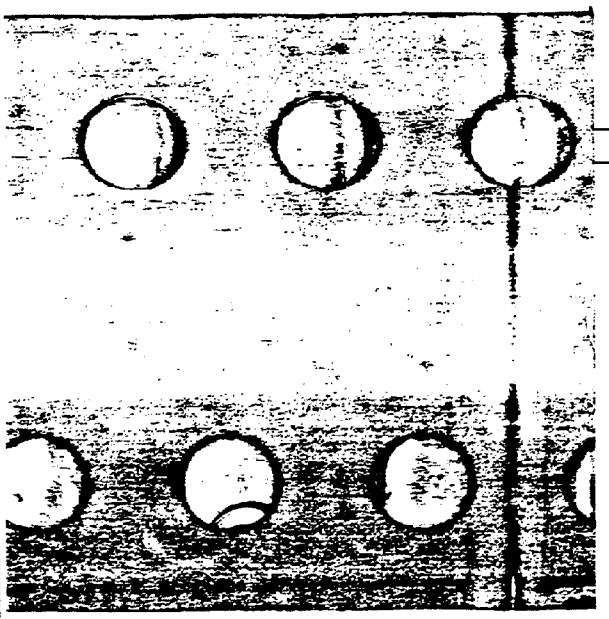
Joseph H. Towell and wife, Janet H. Towell

TO

RETURN TO

Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8592 PAGE 290

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 172500.00
CON TX 638.25
PRFEE 1.00
WDEED 6.00
TOTAL 645.25
CHECK 645.25

04/02/92 01 15:24 0001 6737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 8 3 6 5

IDENTIFICATION REFERENCE

APR 2 3 25 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 517638