Box 58

BOOK 8746 PAGE 761

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3?12 - Fax. 292-8746

W & I Ref: (ck) (Title No: 32404)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 200000.00

Affiant

Sworn and subscribed before me this 1st day of October, 1992.

Notary Public

My Comm. Expires: Nov 4, 1993

ADDRESS NEW OWNER:
Mark Manner
3514 Central Avenue
Nashville, Tennessee 37205

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
104-05 327

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann E. Sutton, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Manner and spouse, Anne C. Manner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. "A" on the Map of Greenway Subdivision, as of record in Book 3106, page 8, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Central Avenue, at the southwest corner of said lot; thence with said Avenue, in an easterly direction 75.11 feet; thence around a curve in a northerly direction 39.26 feet to a point in the westerly margin of Greenway Avenue; thence with the margin of said Avenue, in a northwesterly direction 100.01 feet to a corner of Lots "A" and "B"; thence with the line between said lots, southwesterly 100.10 feet to an iron pin; thence along the rear line of Lot "A", southeasterly 125 feet to the point of beginning.

BEING the same property conveyed to Ann E. Sutton by quitclaim deed from Robert E. Crownover, of record in Book 7371, page 458, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

5 1 4 1 1

IDENTIFI REFERENCE

OCT 2 2 10 PM '92

DAVIDSON COUNTY, TN

6911 10/02 0101 03CHECK 749.00

This is improved property, known as: 3514 Central Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of October, 1992.

Ann E. Sutton

State of Tennessee
County of Davidson

On this 1st day of October, 1992, before me the undersigned authority, personally appeared Ann E. Sutton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

Notary Public

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
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
TOTAL 749.00
CHECK 749.00
10/02/92 01 14:11 0001 6911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 4 1 1

IDENTIFICATION REFERENCE

Oct 2 2 10 PM '92

DAVIDSON COUNTY, TN

No. 576453