This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
**424 Church Street, Suite 2800**
**Nashville TN 37219**
**Return to Box 50**

BOOK 8889 PAGE 270

**ADDRESS NEW OWNER:**
Phillip Manners and Carla Manners
5900 Kinsdale Drive
Nashville, Tennessee 37211

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
Altus Bank
P.O. Box 7006
Dothan, AL 36302

**MAP AND PARCEL:**
MAP 172-8
GROUP
PARCEL 25

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jon B. Wilson and wife, Mona R. Wilson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phillip Manners and wife, Carla Manners, 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. 114 on the Plan of Forest Acres Estates, Section I, as of record in Book 3700, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jon B. Wilson and wife, Mona R. Wilson by deed from Sujette White Baker, a single person, of record in Book 7221, page 821, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Germantown Trust Savings Bank of record in Book 7221, page 824, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is improved property known as 5900 Kinsdale Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes;

2. All matters as shown on the Plan of record in Book 3700, page 2, Register's Office for Davidson County, Tennessee;

3. Restrictive covenants of record in Book 3874, page 704, said Register's Office; and

4. Easement for sanitary sewers and/or storm drainage of record in Book 7573, page 171, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillip Manners and wife, Carla Manners, their heirs and assigns, forever; and we, Jon B. Wilson and wife, Mona R. Wilson, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11 day of March, 1993.

Jon B Wilson
Jon B. Wilson

Mona R. Wilson
Mona R. Wilson

STATE OF KENTUCKY
COUNTY OF McCracken )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jon B. Wilson and wife, Mona R. Wilson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Paducah, Kentucky, this the 11th day of March, 1993.

James V Kirby
**NOTARY PUBLIC**

My Commission Expires: 3-6-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,393.90.

Paul D. Ma
**AFFIANT**

Subscribed and sworn to before me
this 12th day of March, 1993.

Judith E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/27/96

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT WHEN RECEIVED

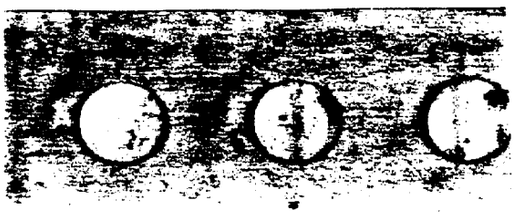
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**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



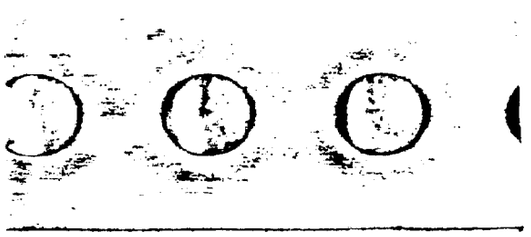
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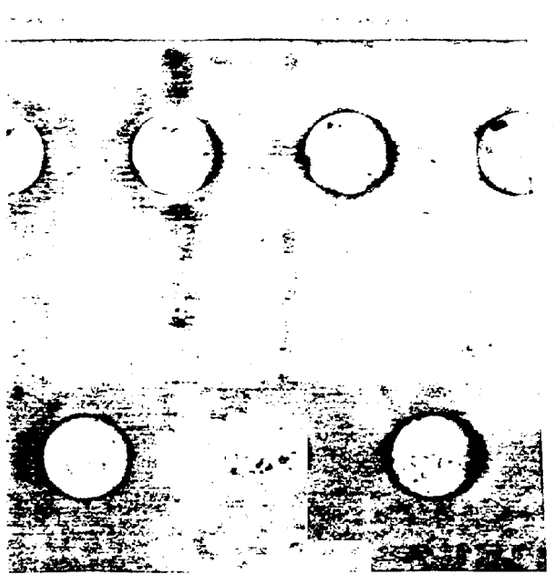
FOR _____

BOOK 8885 PAGE 272

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0U857

TOTAL $328.68

No. 630617

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