BOOK 9234 PAGE 127

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94 JAN 31 AM 10:44

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

125444

IDENTIF. & REFERENCE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered into as of the **25th** day of **January, 1994** by and between

KENNETH BRADFORD WEST , AND WIFE, CAROLYN WEST,

hereinafter referred to as Grantor, and

RONALD MANLOVE and SHERRI MANLOVE, HUSBAND & WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

Being Lot No. 30 on the Plan of Eastland Oaks, Section 2, of record in Plat Book 4860, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth Bradford West by deed from Edgar L. Robertson, of record in Book 5386, page 990, Register's Office for Davidson County, Tennessee.

Carolyn West, spouse of Kenneth Bradford West, joins in the execution of this document to convey any marital and/or homestead interest to which she may be entitled.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

Subject to Matters shown on Recorded Plan, Restrictions, and Matters of Record.

It is understood and agreed that part of the consideration for the transfer of the described property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Citicorp Mortgage ** and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

**of record in book 5381, page 634, said Registers Office; and that the escrow account held by the mortgagee in connection with said loan is hereby transfered to the said Grantee.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Kenneth Bradford West
KENNETH BRADFORD WEST

Carolyn C. West
CAROLYN WEST

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **KENNETH BRADFORD WEST ***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **January, 1994**.

***AND CAROLYN WEST**

Notary Public

Commission Expiration: 11-22-97

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$44,131.17**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronald Manlove

Affiant

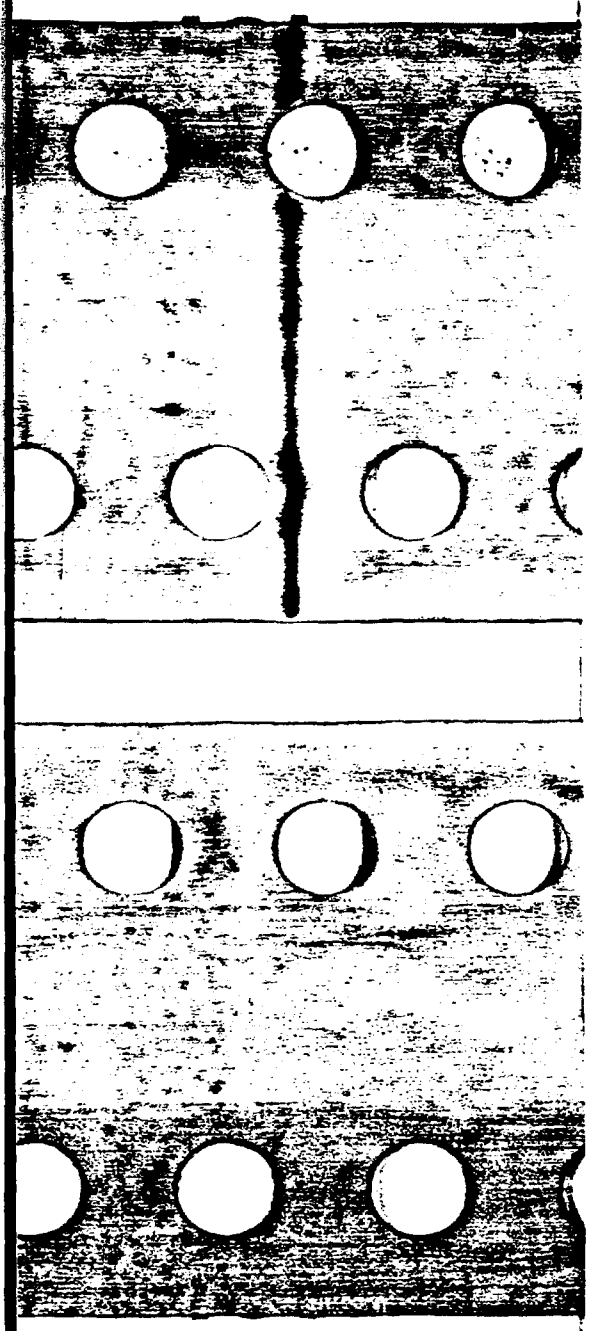
Subscribed and sworn to before me this **25th** day of **January, 1994.**

Notary Public

Commission Expiration: 11-22-97

5066 01/31/94 01:0 OKCHECK 172.17

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Citicorp Mortgage, Inc.	2301 DALEBROOK CT. NASHVILLE, TN. 37206 MAP PARCEL NUMBER 83-7-349



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9234 PAGE 129

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	44131.17
CON TX	163.17
PRFEE	1.00
MDEED	8.00
TOTAL	172.17
CHECK	172.17

01/31/94 01 10:45 0001 5066

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12544
IDENTIF. ↑ REFERENCE

94 JAN 31 AM 10:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.750985