SUB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9417 PAGE 455

ADDRESS NEW OWNER:
William Allen Hite Jr. and Martha Anne Hite
100 Graeme Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 84-13
GROUP
PARCEL 2

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, Billy D. Manning, Bobby D. Manning, Martha Anne Hite (formerly known as Martha Anne Goodwin) Buford B. Manning Jr., Carolyn D. Keen, and Donald Ray Manning, Devisees under the Will of Buford B. Manning of record in Book hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Allen Hite Jr. and wife, Martha Anne Hite, 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. 139 on the Map of Donelson Hills Subdivision, as of record in Book 2331, page 22, Register's Office for said County.

Said Lot No. 139 fronts 35.07 feet on the northwesterly side of Graeme Drive, and runs bac 472.3 feet on the northerly line and 378.2 feet on the southerly line, to a dead line, called T.C. Railroad on which it extends 403.5 feet.

Being the same property conveyed to Buford B. Manning and wife, Dorothy V. Manning, by deed from G & H Company, Inc., a Tennessee Corporation, as of record in Book 2546, page 535, Register's Office for Davidson County, Tennessee; the said Buford B. Manning having since died testate, being predeceased by Dorthy V. Manning, and devising said property to Billy D. Manning, Bobby C. Manning, Martha Anne Goodwin, Buford B. Manning, Jr., Carolyn D. Keen and Donald Ray Manning, by Will of record in Will Book 91, page 703, Probate Court of Davidson County, Tennessee.

This is improved property known as 100 Graeme Drive, Nashville, TN 37214.

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. 1994 Taxes, a lien but not yet due and payable.
2. Restrictive Covenants of record in Book 2396, page 365, said Register's Office.

3. Plan of record in Book 2331, page 22, said Register's Office.

4. Sanitary sewer and/or storm drainage easement of record in Book 4913, page 442, 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 William Allen Hite Jr. and wife, Martha Anne Hite, their heirs and assigns, forever; and we, Billy D. Manning, Bobby D. Manning, Martha Anne Hite, Buford B. Manning Jr., Carolyn D. Keen, and Donald Ray Manning, Devisees under the Will of Buford B. Manning 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 19th day of July, 1994.

Billy D. Manning
Billy D. Manning

Bobby D. Manning
Bobby D. Manning

Martha Anne Hite
Martha Anne Hite

Buford B. Manning Jr.
Buford B. Manning, Jr.

Carolyn D. Keen
Carolyn D. Keen

Donald Ray Manning
Donald Ray Manning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Billy D. Manning, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of July, 1994.

Mary Lindsay Chance
NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby D. Manning, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of July, 1994.

Mary Lindsay Chance
NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Martha Anne Hite, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of July, 1994.

Mary Lindsay Chance
NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Buford B. Manning Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of July, 1994.

Mary Lindsay Chance
NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn D. Keen, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of July, 1994.

Mary Lindsay Chance
NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9417 PAGE 458

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donald Ray Manning, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of July, 1994.

Mary Lindsay Chenee
NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,600.00.

William A. White, J. - Martha Anne White
AFFIANT

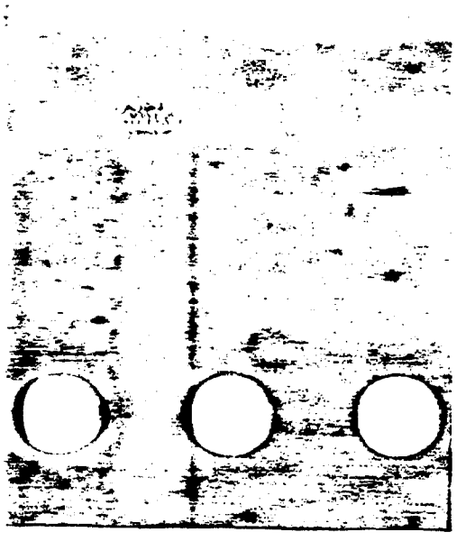
Subscribed and sworn to before me
this 19th day of July, 1994.

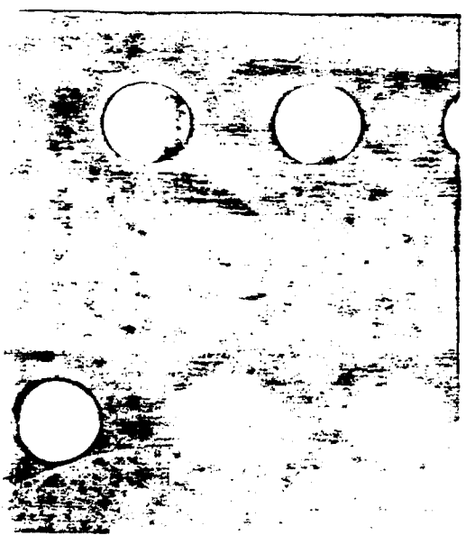
Mary Lindsay Chenee
NOTARY PUBLIC
My Commission Expires: 5-24-97

0872 07/26 0101 03CHECK 211.62

74735
IDENTIF. ↑ REFERENCE

94 JUL 26 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9417 PAGE 459

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 52600.00
CON TX 194.62
PRFEE 1.00
WDEED 16.00
TOTAL 211.62
CHECK 211.62

07/26/94 01 09:59 0001 0872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74735
IDENTIF. ↑ REFERENCE

94 JUL 26 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 817434