88270

IDENTIF. & REFERENCE

BOOK 9457 PAGE 357

94 SEP -6 AM 11:19

This Instrument Prepared By:
Farris, Warfield & Kanaday
424 Church Street, Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Joseph Manners
119 Academy Square
Nashville, TN 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Wholesale Lender
P.O. Box 10212 MSN SV 22
Van Nuys, CA 91410-0212

MAP AND PARCEL:
MAP 93-11-
GROUP A
PARCEL 119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RMW Investments, a Tennessee general partnership composed of Warren W. Woodring, G. Scott Rayson, and Harry Hill McAllister ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Joseph Manners, Unmarried ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 119 on the Plan of Academy Square, Revised, a Planned Unit Development of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to RMW Investments, a Partnership by deed from Haury & Smith Contractors, Inc. of record in Book 6426, page 685, Register's Office for Davidson County, Tennessee.

This description is the same as that which appears in the previous deed.

This is improved property known as 119 Academy Square, Nashville, TN 37210.

This conveyance is made subject to:

1. Any and all real property taxes for the year 1994 and all subsequent years.
2. Covenants, Conditions and Restrictions in Book 6117, page 681, as amended in Book 6222, page 873 and By-Laws of record in Book 6117, page 700, said Register's Office.
3. All matters shown on the Plan of record in Book 5200, page 614, said Register's Office.
4. All matters shown on the Boundary Plan of record in Book 5190, page 716, said Register's Office.
5. Easement as set out in book 6222, page 873, said Register's Office.
6. Charter of Academy Square, Inc., of record in Book 6125, page 384, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantors do covenant with Grantee that Grantors themselves lawfully seized and possessed of

the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors 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 1st day of September, 1994.

RMW INVESTMENTS, a
Tennessee general partnership

By: _____
Warren W. Woodring, Partner

By: _____
G. Scott Rayson, Partner
By: Warren W. Woodring,
Attorney in Fact

By: _____
Harry Hill McAllister, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Carson, a Notary Public of said County and State, personally appeared Warren W. Woodring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of RMW INVESTMENTS, the within named bargainor, a Tennessee general partnership, and that he as such Partner, executed the within Warranty Deed for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and seal, at Office in Nashville, this 1st day of September, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Carson, a Notary Public of said County and State, personally appeared Warren W. Woodring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney in Fact for G. Scott Rayson, a Partner of RMW INVESTMENTS, the within named bargainor, a Tennessee general partnership, and acknowledged that he executed the within Warranty Deed for the purposes therein contained, as the free act and deed of G. Scott Rayson.

Witness my hand and seal, at Office in Nashville, this 1st day of September, 1994.

Julie A. Carson
NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Carson, a Notary Public of said County and State, personally appeared Harry Hill McAllister, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of RMW INVESTMENTS, the within named bargainor, a Tennessee general partnership, and that he as such Partner, executed the within Warranty Deed for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and seal, at Office in Nashville, this 1st day of September, 1994.

Julie A. Carson
NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $63,000.00.

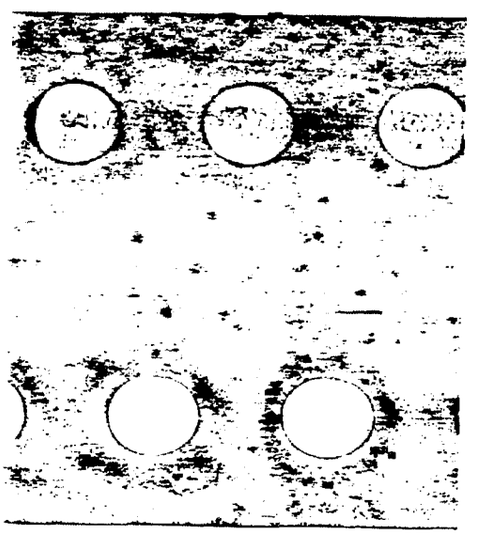
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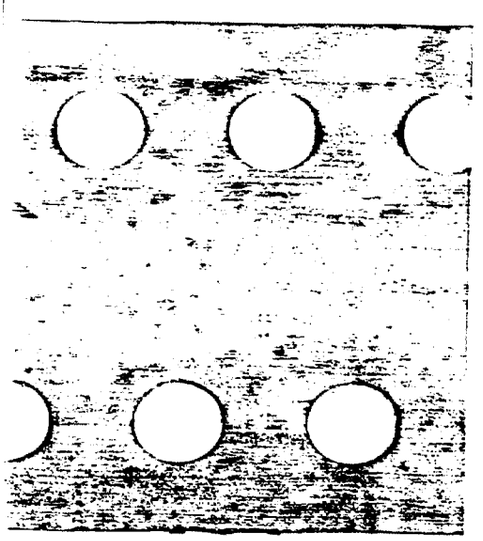
Subscribed and sworn to before me
this 1st day of September, 1994.

Julie A. Carson
NOTARY PUBLIC

My Commission Expires: 5-23-98

5594 09/06 0101 03CHECK 246.10





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

RECEIVED OF _____

FOR _____

BOOK 9457 PAGE 360

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 63000.00
				CON TX 233.10
				PRFEE 1.00
				WDEED 12.00
				TOTAL 246.10
				CHECK 246.10
09/06/94	01			11:17 0001 5594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88270
IDENTIF. ↑ REFERENCE

94 SEP -6 AM 11: 1 ER
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 831960