File 31/de

This Instrument Prepared By:

Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 9458 PAGE 726

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Pallas Pidgeon 3514 Central Avenue Nashville, TN 37205	Same	Map 104-05, Parcel 327

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **MARK MANNER and wife, ANNE C. MANNER**, the Grantors herein, have bargained and by these presents do transfer and convey unto **PALLAS PIDGEON**, a single person, the Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> 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 Mark Manner and wife, Anne C. Manner, by deed from Ann E. Sutton of record in Book 8746, page 761, Register's Office for Davidson County, Tennessee.
>
> The legal description of the property is identical to the legal description of the prior deed.
>
> This is improved property located at 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, her heirs and assigns, forever. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to

the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 7th day of September, 1994.

MARK MANNER

ANNE C. MANNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Mark Manner, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of September, 1994.

NOTARY PUBLIC

My Commission Expires:
11-26-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Anne C. Manner, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of September, 1994.

NOTARY PUBLIC

My Commission Expires:
11-26-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $300,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Pallas Pidgeon

Sworn to and subscribed before me,
this 7 day of September, 1994.

Notary Public
My Commission Expires: 11-26-94

JMH/H9/MANNER.WD

EXHIBIT A

1. Taxes for 1994.

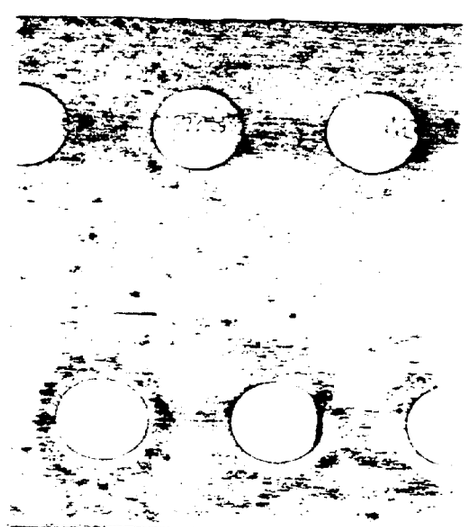
2. All matters shown on the plan of record in Book 3106, page 8, Register's Office for Davidson County, Tennessee.

3. Mortgage Loan Inspection prepared by John Kohl & Co., P.C. dated September 30, 1992, indicates the front porch, concrete driveway and a small portion of the house on the Greenway Avenue side violate the Minimum Building Setback Line.

5096 09/07 0101 03CHECK 1123.00

88740
IDENTIFICATION REFERENCE

93 SEP -7 PM 3:27



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 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 12.00
TOTAL 1123.00
CHECK 1123.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5225 0001 5096

88740
IDENTIF. & REFERENCE

'91 SEP -7 PM 3:27

REGISTER
DAVIDSON COUNTY, TN.

No. 832457