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PREPARED BY (AND RETURN TO)

WILKINS & IVEY
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W & I Ref: (mn/ljh) Title No: 37017
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott Manzler Mimi O. Manzler 621 Lynwood Boulevard Nashville, TN 37205	Countrywide Funding Corporation 155 North Lake Avenue Pasadena, CA 91109

TAX MAP-PARCEL NUMBERS: 130-3-75

WARRANTY DEED

4935 11/06 0101 03CHECK 1196.70

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samuel Walker Choppin, Jr. and spouse, Mary Henry Choppin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Manzler and spouse, Mimi O. Manzler,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being parts of Lots Nos. 150 and 152 on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 150 and 152 front together 125 feet (deed) 124.99 feet (field measure) on the westerly margin of Lynwood Boulevard, and extend back 180 feet, more or less, (deed) 175.06 feet (field measure) on the southerly line and 192 feet, more or less, (deed) 196.07 feet (field measure) on the northerly line to a dead line in the rear measuring 120 feet, more or less, (deed) 122.59 (field measure).

Together with a permanent appurtenant easement described in an instrument being placed of record immediately prior hereto granting to the owners of the above-described parts of Lots Nos. 150 and 152, their heirs, successors and assigns, sole and separate use of the easement area described therein which is located to the north of the subject property.

Subject to a permanent appurtenant easement for location of a drive serving neighboring property to the south as granted in an instrument being placed of record immediately prior hereto.

Being the same premises conveyed to Samuel Walker Choppin, Jr. and spouse Mary Henry Choppin by deed from Edith R. Brielmaire, a single person of record in Book 6404, page 689, Register's Office for said County.

This is improved property, known as: 621 Lynwood Boulevard, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 1995.

Samuel Walker Choppin, Jr.

Mary Henry Choppin

State of Tennessee
County of Davidson

On this 31st day of October, 1995, before me the undersigned authority, personally appeared **Samuel Walker Choppin, Jr.** and **Mary Henry Choppin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 321000.00

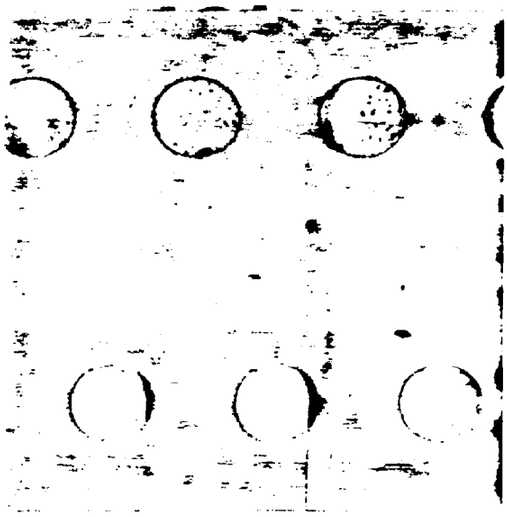
Affiant

Sworn and subscribed before me on the 31st day of October, 1995.

My Commission Expires

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public



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 321000.00
CON TX 1187.70
PRFEE 1.00
WDEED 8.00
TOTAL 1196.70
DUE BANK 1196.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
11/06/95 01 10:48 0001 4985

95 NOV -6 AM 10:47

No. 973602