BOOK 9927 PG 704

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 1996

~~Notary Public~~ Deputy Register

~~MY COMMISSION EXPIRES:~~

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY

W. A. MOODY, 95 White Bridge Rd., Nashville, TN 37205

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
JOAN MANNING (NAME)	Same (NAME)	041-4
4045 Matilda Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	034.00
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DORA E. MANNING, WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOAN MANNING

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:

Being lot No. 47 on the Plat of Dalemere Subdivision, Section 3, as of record in book 3300, page 6, Register's Office for said County,
Said lot No. 47 fronts 93.45 feet on the easterly side of Matilda Street and extends back 314.40 feet on the northerly line and 260 feet on the southerly line to a deed line, measuring 214.02 feet thereon.

Being the same real property conveyed to William F. Carr and wife, Dorothy O. Carr, by deed from Oliver Dale and wife, dated September 8, 1961, filed September 18,1961, and recorded in book 3281, page 67, said Register's Office.

This conveyance is made subject to 10-feet easement for public utilities along rear line of premises, 150-feet building setback line from Matilda Street and conditions of owners certificate, as shown on plan of record in book 3300 page 6, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument executed by Oliver N. Dale, of record in book 3250, page 299, Register's Office for said county.

Being the same real property conveyed to Neel Manning, now deceased and wife, Dora E. Manning, a widow, dated July, 1962 of record in Book 102, page 584, said Register's office.

unimproved ( ) This is improved (X) property. known as 4045 Matilda Dr., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of January, 1996

Dora E. Manning

BOOK 9927 PG 705

STATE OF TENNESSEE
Davidson County

Personally appeared before me, MARY M. GRIFFIN, a Notary Public in and for said County and State, the within named DORA E. MANNING

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 instrument for the purposes therein contained.

Witness my hand and official seal at DAVIDSON, NASHVILLE, Tennessee, this 15th day of January, 1996.

Commission Expires 5-9-98

Mary M. Griffin Notary Public

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

DORA E. MANNING, A WIDOW

TO

JOAN MANNING

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

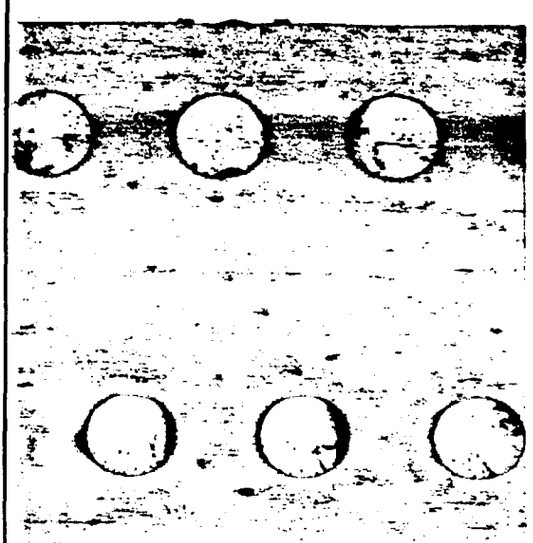
96 JAN 26 AM 8:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

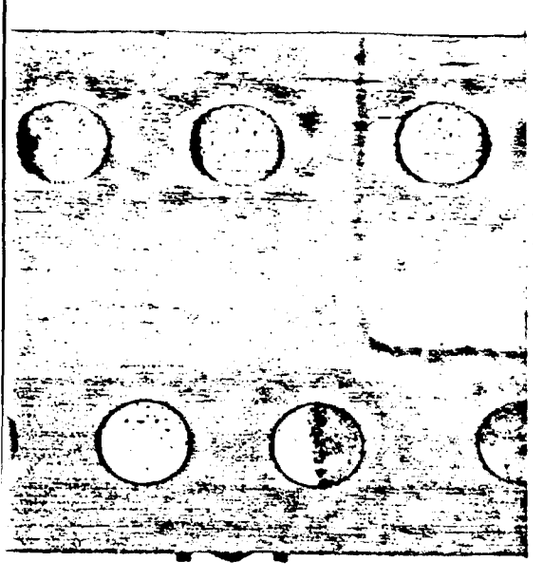
IDENTIF. & REFERENCE

01441142

1335 01/26 0101 03CHECK 92.

PICK-UP





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9927 PG 706

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 22500.00
CON TX 83.25
PRFEE 1.00
WDEED 8.00
TOTAL 92.25
CHECK 92.25

01/26/96 01 08:40 0001 1335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0144142
IDENTIF. ← REFERENCE

96 JAN 26 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999599