FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES May 24, 1997
(AFFIX SEAL)

BK. 9996 PG. 382

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ernest E. Manning (NAME)	Mid-State Financial Services, (NAME)	MAP 162-5
305 Ocala Court South (ADDRESS)	2021 Richard Jones Rd, Suite 200 (ADDRESS)	PARCEL 213
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND 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, William John Coe and wife, Sue S. Coe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest E. Manning and wife, Donna F. 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. 77, on the plan of Hickory Valley, Section 3, of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William John Coe and wife, Sue S. Coe by deed from Barry N. hartsfield and wie, Billi Faye Hartsfield, of record in Book 8717, Page 896, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4630, Page 548; and Book 5967, page 773, Register's Office for said County.

Power of Attorney of record in Book 9996, page 381, said Register's Office.

unimproved ( )
This is improved (X) property, known as 305 Ocala Court South, Nashville, TN 37211
(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 our hand s this 28th day of March 19 96

William John Coe

William John Coe

Sue S. Coe by William John Coe HATF
Her Attorney In Fact

Sue S. Coe

BOOK 9996 PG 383

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

371.60

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, William John Coe, 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 on behalf of Sue S. Coe as her Attorney in Fact as the free act and deed of the within named Sue S. Coe. Witness my hand and official seal at Nashville, Tennessee the 28th day of March, 1996 .

My Commission Expires: 5/24/97

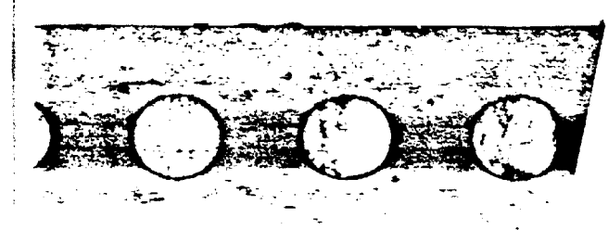
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William John Coe, 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 and official seal at Nashville, Tennessee, this 28th day of March, 1996 .

My Commission Expires: 5/24/97

0165555
IDENTIF. & REFERENCE

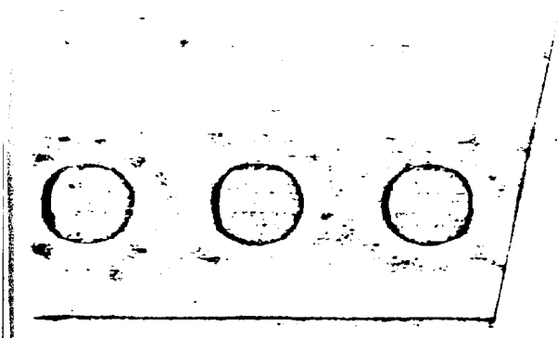
96 MAR 29 PM 2:27
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

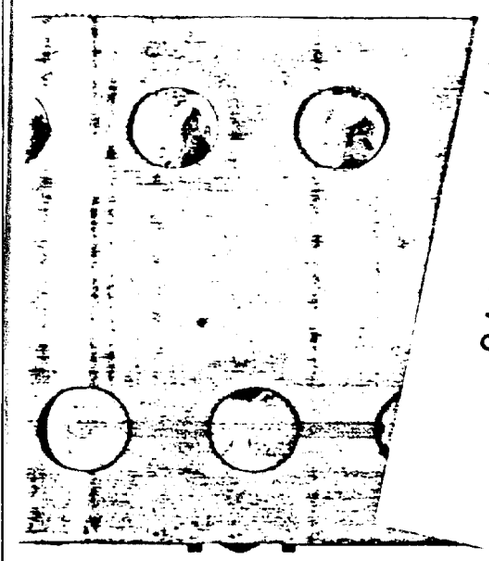


CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE

BOOK 9996 PG 384

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE



24MT	98000.00
CON TX	362.60
PRFEE	1.00
WDEED	8.00
TOTAL	371.60
CHECK	371.60

03/29/96 01 14:28 0001 4298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165555
IDENTIF. & REFERENCE

96 MAR 29 PM 2:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1022300