**STATE OF TENNESSEE** 7010-M
**COUNTY OF Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

x Ronardo C. Stewart
**Affiant**

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

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

BOOK 10003 PG 166

*THIS INSTRUMENT WAS PREPARED BY*
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Ronardo C. Stewart | Columbia National, Incorporated | 161-4-76 |
| (NAME) | (NAME) | |
| 312 April Lane | 7142 Columbia Gateway Drive | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Nashville, TN 37211 | Columbia, MD 21046-2132 | |
| (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, Ernest E. Manning and wife, Donna F. Manning

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronardo C. Stewart, married

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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of April Lane Subdivision, recorded in Book 2330, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ernest E. Manning and wife, Donna F. Manning by deed from James A. Porter and wife, Darlene Porter, filed of record in Book 8457, page 669, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

96 APR -3 PM 1:33
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0167365

This is improved property known as 312 April Lane, Nashville, TN 37211

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 their hand s this 28th day of March, 19 96.

Ernest E Manning by Donna F Manning Attorney in fact
**Ernest E. Manning by Donna F. Manning as His Attorney In Fact**

Donna F Manning
**Donna F. Manning**

BOOK 10003 PG 167

7010-M

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

Donna F. 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 Nashville, Tennessee, this 28th day of March, 19 96.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

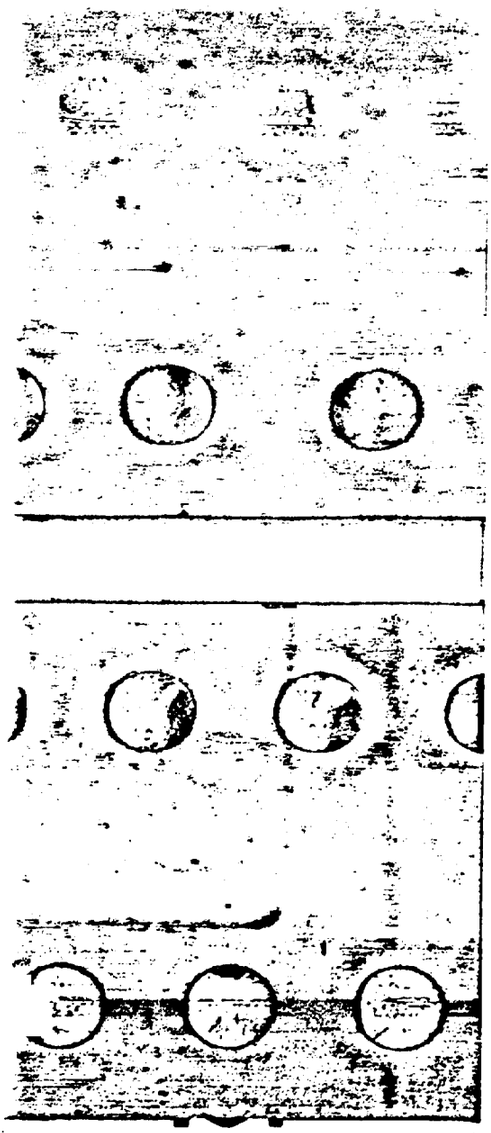
On this the 28th day of March, 1996, before me the undersigned Notary Public, personally appeared Donna F. Manning, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Ernest E. Manning, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public **Mark A. Ellmore, Jr.**

My commission expires: 1/20/99

6187 04/03 0101 03CHECK 286.50



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

RECEIVED OF _____

FOR _____

BOOK 10003 PG 168

| | | |
|---|---|---|
| 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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

04/03/96 01 13:38 0001 6187

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0167365
IDENTIF. & REFERENCE

96 APR -3 PM 1:33
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1024182